



# Facilities & Operations Committee

June 2015

June 11, 2015

7:45 a.m. - 9:45 a.m.

West Committee Room, McNamara Alumni Center

# FAC - JUN 2015

## 1. Schematic Design - Review/Action

Docket Item Summary - Page 4

### a. Bee Discovery and Pollinator Center [Landscape Arboretum]

Project Narrative - Page 5

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### b. Mechanical Engineering Lab Renovations [Twin Cities Campus]

Project Narrative - Page 18

Project Location Map - Page 20

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## 2. Real Estate Transaction - Review/Action

Docket Item Summary - Page 30

### a. Purchase of 4.79 Acres in Minneapolis [Twin Cities Campus]

Transaction Narrative - Page 31

Parcel Map - Page 33

Presentation Slides - Page 34

## 3. Project Components of the President's Recommended FY 2016 Annual Capital Improvement Budget

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Project Narratives - Page 39

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Presentation Slides - Page 58

## 4. Implementing the Master Plan: District Planning

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AHC Planning Efforts Summary - Page 74

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## 5. Information Technology Capital Planning

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# BOARD OF REGENTS DOCKET ITEM SUMMARY

**Facilities & Operations**

**June 11, 2015**

**Agenda Item:** Schematic Design

**Review**

**Review + Action**

**Action**

**Discussion**

*This is a report required by Board policy.*

**Presenters:** Pamela Wheelock, Vice President, University Services  
Suzanne Smith, Assistant Vice President, Capital Planning and Project Management  
Edward Schneider, Director, Landscape Arboretum  
Steven Crouch, Dean, College of Science and Engineering

## **Purpose & Key Points**

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, review and approve the Schematic Plans for the following projects:

- *Bee Discovery and Pollinator Center, Landscape Arboretum*
- *Mechanical Engineering Lab Renovations, Twin Cities Campus*

The Project Data Sheets in the docket address the basis for request, project scope, cost estimate, funding and schedule and include a map of each of these projects.

## **Background Information**

*Bee Discovery and Pollinator Center* – The Bee Discovery and Pollinator Center, on the east side of the Landscape Arboretum, includes new construction of 6,700 square feet and associated 4,500 square feet of outside spaces for Apiary live demonstration and pollinator garden and outdoors exhibitions. The project will also extend utilities from Highway 11.

*Mechanical Engineering* – The Lab Renovation project will renovate approximately 30,000 square feet of space and increase the North Wing’s total programmed space for research. The gain in efficiency is based on the reconfiguration of outdated labs and secondary corridors. The renovation will focus on the 3rd and 4th Floors and upgrade space into flexible research and teaching labs.

## **President’s Recommendation**

The President recommends approval of schematic design for the projects listed below and of the appropriate administrative officers proceeding with the completion of the design and construction for these projects:

- *Bee Discovery and Pollinator Center, Landscape Arboretum*
- *Mechanical Engineering Lab Renovation, Twin Cities Campus*

**Bee Discovery and Pollinator Center  
University of Minnesota Landscape Arboretum  
Project No. 22-888-13-1595**

**1. Basis for Request:**

The threat to the survival of the honey bee and wild bee species demands solutions from the best scientific minds for bee research and the expansion of the scale and scope of teaching and outreach efforts to address these critical issues. The Bee Discovery and Pollinator Center will showcase the importance of bee health and biodiversity and create a public education facility to provide year-round learning opportunities for children and adults. The project will provide a central focus and make it possible for University experts to bring their research to the public in a landscape context that emphasizes the interrelationship of bees with the environment and with human culture.

**2. Scope of Project:**

The project is located on the east side of the Landscape Arboretum at the Red Barn Farm Garden site. Access to this site is from the recently completed Eastern Drive and 82nd Street. The Bee Discovery and Pollinator Center includes new construction of 6,700 square feet with specialty spaces for central exhibits, teaching/gathering, honey extraction, and greeter stations. The associated 4,500 square feet of outside spaces will provide for Apiary live demonstration and pollinator garden and outdoors exhibitions. The project will also extend utilities from Highway 11.

**3. Master Plan or Precinct/District Plan:**

The project is in compliance with the Landscape Arboretum 2013 Master Plan.

**4. Environmental Issues:**

There are no known Environmental issues.

**5. Cost Estimate:**

Construction Cost	\$5,469,000
Non Construction Cost	913,000
<hr/>	
Total Project Cost	\$6,382,000

**6. Capital Funding:**

MN Landscape Arboretum Foundation	\$5,767,000
Legislative Citizen Commission on Minnesota Revenue	615,000
<hr/>	
Total Project Funding	\$6,382,000

**7. Capital Budget Approvals:**

The project was approved as a Capital Budget Amendment to the FY 2015 Annual Capital Budget at the December 2014 Regents meeting.

**8. Annual Operating and Maintenance Cost and Source of Revenue:**

Annual operating and maintenance cost will be approximately \$61,000.

**9. Time Schedule:**

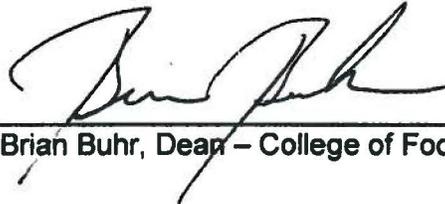
Proposed Completion of Design	September 2015
Proposed Completion of Construction	May 2016

**10. Project Team**

Architect:	Meyer Scherer & Rockcastle
Construction Manager at Risk:	Loeffler Construction and Consulting

**11. Recommendation:**

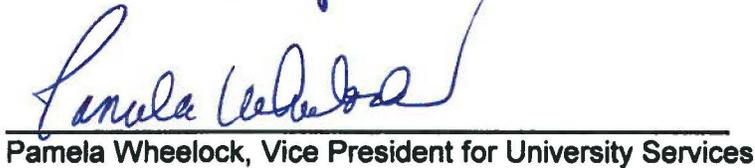
The above described project scope of work, cost, funding, and schedule is appropriate.



Brian Buhr, Dean – College of Food, Agricultural, and Natural Resource Sciences



Richard Pfitzenreuter, Vice President and Chief Financial Officer



Pamela Wheelock, Vice President for University Services

**Bee Discovery and Pollinator Center  
University of Minnesota Landscape Arboretum**

**Site Map**



**Bee Discovery and Pollinator Center**

Schematic Design

# Bee Discovery and Pollinator Center

## Landscape Arboretum

Board of Regents Facilities and Operations Committee  
June 11, 2014



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# Schematic Design Location Map

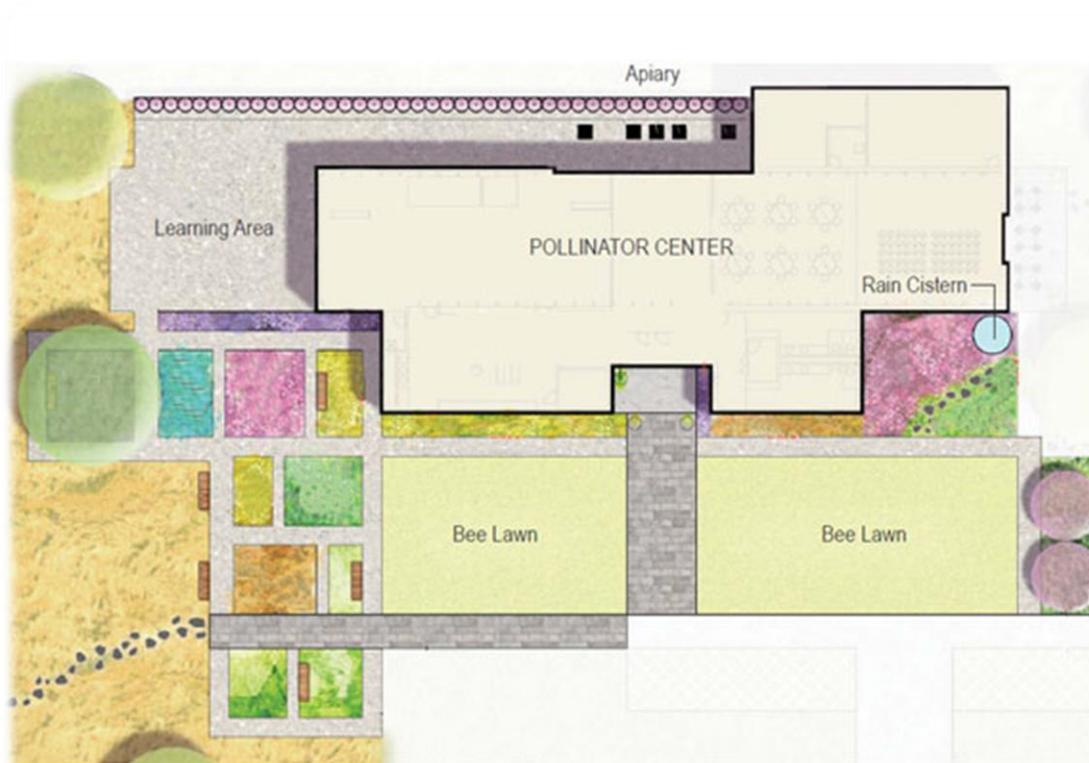


**Bee and Pollinator Center**





# Schematic Design Site Plan





Schematic Design

# Project Rationale

- Create a public education facility
  - Showcase importance of bee and pollinator health and biodiversity
  - Year-round learning for adults and children
  - Agricultural and ecological importance of bees and pollinators
- Research of University experts in a landscape context





Schematic Design

# Project Description

- Bee and Pollinator Facility includes:
  - 6,700 SF of new construction
    - Specialty space for teaching/gathering
    - Central exhibits
    - Honey extraction
  - 4,500 SF exterior area
    - Apiary live demonstrations
    - Pollinator gardens
    - Outdoor exhibitions





## Schematic Design

# Project Description

### Cost Estimate

- Construction	\$ 5,469,000
- Non-construction	<u>913,000</u>
Total Project Cost	\$ 6,382,000

### Capital Funding:

- MN Landscape Arboretum Foundation	\$ 5,767,000
- Legislative Citizen Commission on MN Resources (LCCMR)	<u>615,000</u>
Total Approved Project Budget	\$ 6,382,000



Schematic Design

# Project Description

- Anticipated Completion:
  - May, 2016
- Estimated Annual Operating Costs:
  - \$61,000
- Architect:
  - Meyer, Scherer & Rockcastle
- Project Delivery Method:
  - Loeffler Construction; Construction Manager at Risk





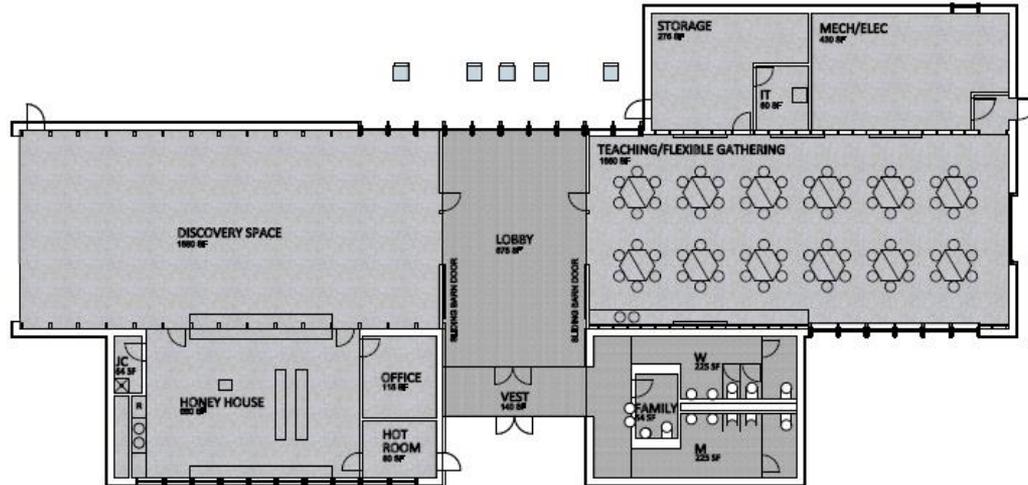
Schematic Design

# Building Exterior





# Schematic Design Floor Plan





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**Mechanical Engineering – Lab Renovations  
Minneapolis Campus  
Project No. 01-265-14-1463**

**1. Basis for Request:**

Originally constructed in 1948, the North Wing of Mechanical Engineering houses over half of the Department of Mechanical Engineering's research and teaching laboratories in addition to student spaces, offices and classrooms. The North Wing of the building has seen minimal research and teaching programmatic upgrades over the past 66 years. The renovation and reconfiguration project will increase square footage for research, and will accommodate additional research staff, maximize adjacencies and interaction of student and staff, energize current corridors with science on display, and provide state of the art research and lab teaching space.

**2. Scope of Project:**

The Lab Renovation project will renovate approximately 30,000 square feet of space and increase the North Wing's total programmed space for research. The gain in efficiency is based on the reconfiguration of outdated labs and secondary corridors. The renovation will focus on the 3rd and 4th Floors and upgrade space into flexible research and teaching labs.

**3. Master Plan or Precinct/District Plan:**

The project is in compliance with the 2009 Twin Cities Master Plan.

**4. Environmental Issues:**

Hazardous materials will be abated as part of this project.

**5. Cost Estimate:**

Construction Cost	\$4,206,500
Non-Construction Cost	838,500
<hr/>	
Total Project Cost	\$5,045,000

**6. Capital Funding:**

College of Science and Engineering	\$3,500,000
Department of Mechanical Engineering	1,545,000
<hr/>	
Total Project Funds	\$5,045,000

**7. Capital Budget Approvals:**

Approval of the FY 2016 Annual Capital Budget has been requested at the June 25, 2015 Regents meeting.

**8. Annual Operating and Maintenance Cost and Source of Revenue:**

There is no significant change to the existing operating cost.

**9. Time Schedule:**

Proposed Design Completion  
Proposed Construction Completion

December 2015  
August 2016

**10. Project Team:**

Architect:  
Construction Manager at Risk:

Alliance, Minneapolis  
Mortenson, Minneapolis

**11. Recommendation:**

The above described project scope of work, cost, funding, and schedule is appropriate.

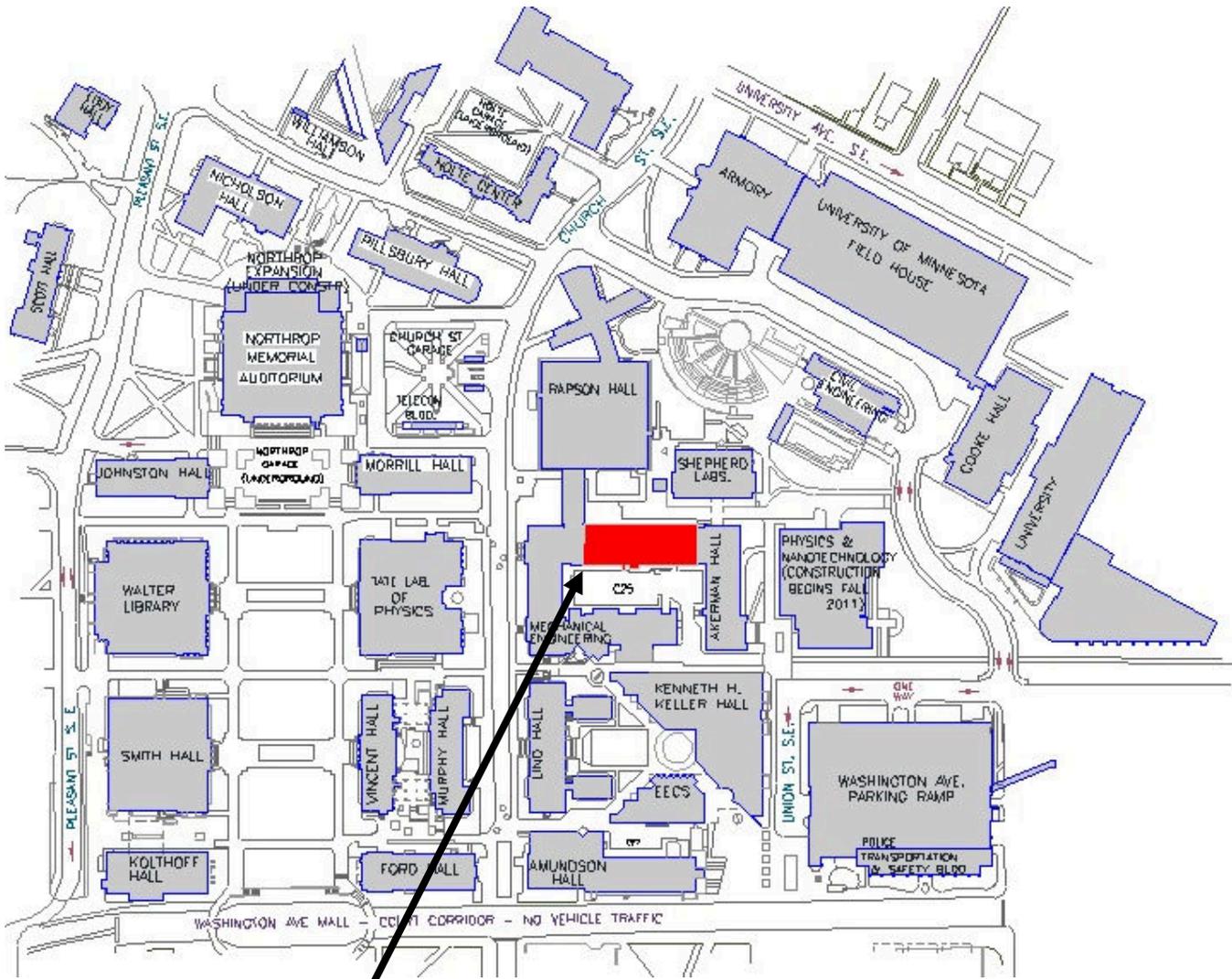
Steven L. Crouch 5/28/15  
Steven Crouch, Dean – College of Science & Engineering

Richard P. Putzenreuter  
Richard P. Putzenreuter, Vice President and Chief Financial Officer

Pamela Wheelock  
Pamela Wheelock, Vice President for University Services

**Mechanical Engineering – Lab Renovations  
Minneapolis Campus**

**Site Location Map**



**“Old” Mechanical Engineering Building  
North Wing - Lab Renovations**



**North**

Schematic Design

# Mechanical Engineering Lab Renovations

Twin Cities Campus

Board of Regents Facilities and Operations Committee  
June 11, 2015



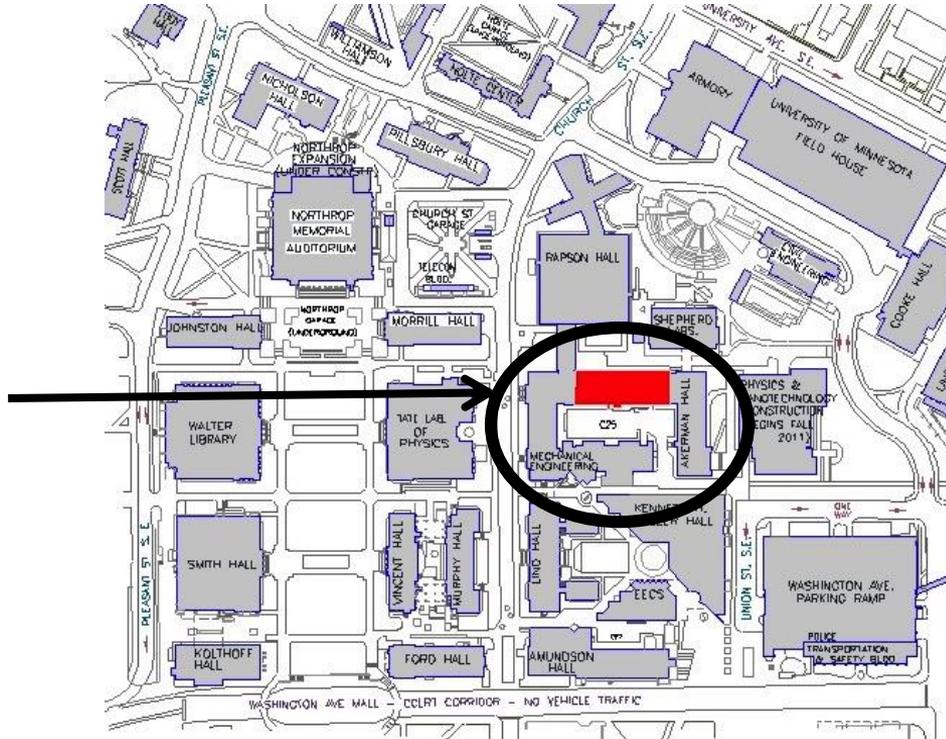
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# Schematic Design Location Map

Mechanical Engineering  
North Wing





Schematic Design

# Project Rationale

- Minimal upgrades over past 66 years
- Create contemporary and flexible research and teaching labs
- Maximize collaboration and adjacency of faculty, students, and staff
- Increase research space through efficient floor plate

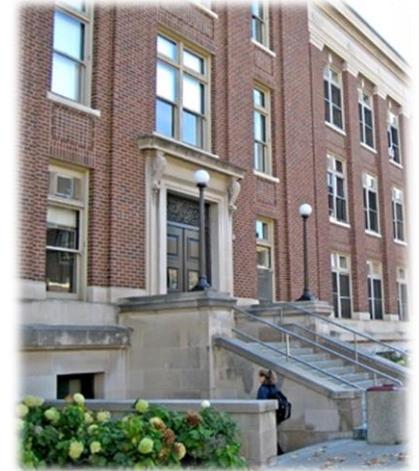




Schematic Design

# Project Description

- Renovate 2 floors in Mechanical Engineering
  - Contemporary and Flexible Research and Teaching Labs
  - Graduate Student Space
  - Administrative and Support Space
  - Science on display





# Project Description

- Cost Estimate
  - Construction \$ 4,206,500
  - Non-construction 838,500
  - Total Project Cost \$ 5,045,000
  
- Capital Funding:
  - College of Science & Engineering \$ 3,500,000
  - Department of Mechanical Engineering 1,545,000
  - Total Approved Project Budget \$ 5,045,000



Schematic Design

# Project Description

- Anticipated Completion:
  - August 2016
- Estimated Annual Operating Costs:
  - No Increase
- Architect:
  - Alliance
- Project Delivery Method:
  - Mortenson, Construction Manager at Risk

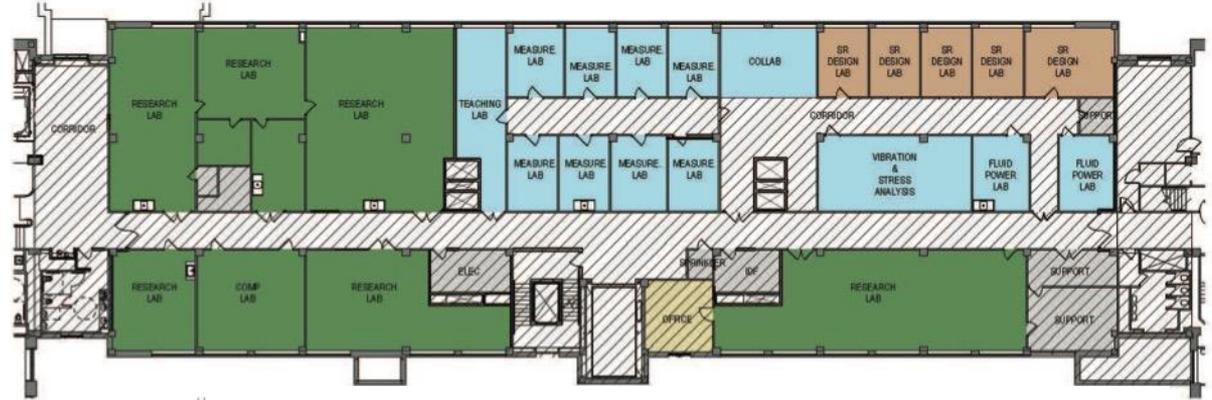




# Schematic Design

## Third Floor

3<sup>rd</sup> Floor Existing



3<sup>rd</sup> Floor Renovated

**SPACE TYPES**

- RESEARCH (HIGH INT)
- RESEARCH (MEDIUM)
- SHOPS
- OFFICE
- TEACHING LAB
- STUDENT SPACES
- SUPPORT

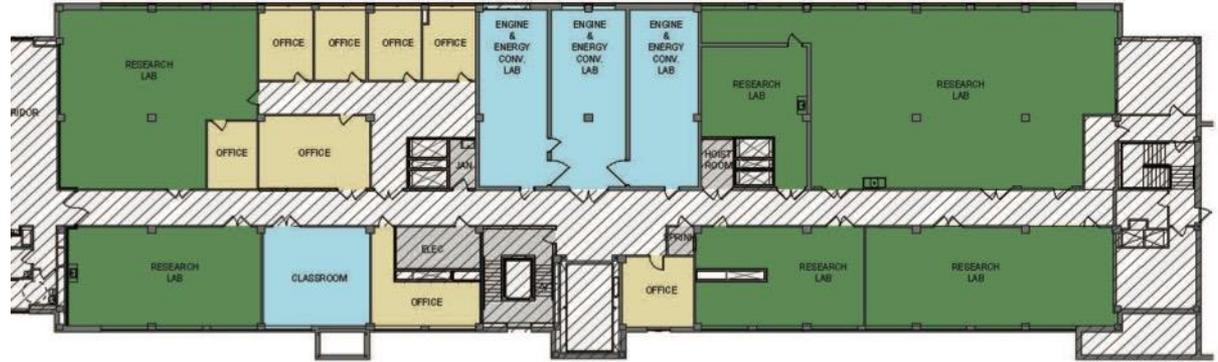




# Schematic Design

## Fourth Floor

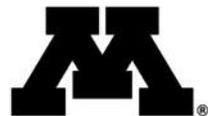
4<sup>th</sup> Floor Existing



4<sup>th</sup> Floor Renovated

- SPACE TYPES**
- RESEARCH (HIGH INT)
  - RESEARCH (MEDIUM)
  - SHOPS
  - OFFICE
  - TEACHING LAB
  - STUDENT SPACES
  - SUPPORT





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# BOARD OF REGENTS DOCKET ITEM SUMMARY

**Facilities & Operations**

**June 11, 2015**

**Agenda Item:** Real Estate Transaction

**Review**

**Review + Action**

**Action**

**Discussion**

*This is a report required by Board policy.*

**Presenters:** Pamela Wheelock, Vice President, University Services  
Susan Carlson Weinberg, Director of Real Estate

## **Purpose & Key Points**

In accordance with Board of Regents Policy: *Reservation and Delegation of Authority*, review and approve the following Real Estate Transaction:

- A. Purchase of 600 25th Avenue SE and 649 26th Avenue SE, Minneapolis (Twin Cities Campus)

The University will purchase the subject property for the sum of \$1,450,000 plus reimbursement of seller’s cost to demolish the elevators and building structures situated on the 4.79 acres estimated at \$578,000. The seller will donate to the University part of the property’s value at the date of closing, which the seller estimates at \$1,050,000. Closing would occur on or before June 30, 2015.

Additional details of this transaction and its financial impact are described in the transaction information pages in the docket.

## **Background Information**

Board of Regents Policy: *Reservation and Delegation of Authority* states that “The Board reserves to itself authority to approve the purchase or sale of real property with a value greater than \$1,250,000, or larger than ten (10) acres,” and “leases of real property, easements, and other interests in real property if the initial term amount to be paid by or to the University exceeds \$1,250,000, consistent with Board policies.”

## **President’s Recommendation**

The President recommends approval of the following Real Estate Transaction:

- A. Purchase of 600 25th Avenue SE and 649 26th Avenue SE, Minneapolis (Twin Cities Campus)

## **PURCHASE OF 600 25TH AVENUE SE and 649 26TH AVENUE SE, MINNEAPOLIS (TWIN CITIES CAMPUS)**

### **1. Recommended Action**

The President recommends that the appropriate administrative officers receive authorization to purchase the property at 600 25th Avenue SE and 649 26th Avenue SE, Minneapolis, Hennepin County, Minnesota.

### **2. Location and Description of the Property**

The subject property consists of approximately 4.79 acres and is located at 600 25th Avenue SE and 649 26th Avenue SE, Minneapolis, north and east of and across 25th Avenue SE from the property in the East Gateway District owned by the University at 650 25th Avenue SE.

The legal description of the property: Lots 8 and 9, Auditors Subdivision No. 88, Hennepin County, Minnesota.

The property is known as the White Box Commodities / Electric Steel Elevator site, with 32 steel elevators previously used for grain storage that are vacant and empty, various obsolete building structures and approximately 1,500 lineal feet of railroad siding that includes three railroad tracks and a spur track that serves the site. All elevators and other building structures will be removed by the current owner.

### **3. Basis for Request**

The purchase of this property is an opportunity purchase. The current owner of the subject property, Riverland Ag Corporation, contacted the University to advise that the property is no longer needed for its business operations and was for sale.

### **4. Details of Transaction**

The transaction for the University's acquisition of the property will be a bargain sale/partial donation transaction. The University will pay \$1,450,000 in cash at closing and reimburse the seller for the seller's cost to demolish the elevators and other buildings structures on the property, estimated at \$578,000, of which \$100,000 is the contingency amount; and the seller

will donate to the University part of the property's value at closing, which the seller currently estimates at \$1,050,000. The closing is expected to occur on or before June 30, 2015.

## 5. Use of Properties

The property at 600 25th Avenue SE and 649 26th Avenue SE, Minneapolis will remain vacant until the University determines the appropriate use or uses of the land.

## 6. Environmental

The University has completed a Phase I environmental site assessment and an asbestos / hazardous materials survey, and will complete prior to the closing a limited Phase II environmental site assessment to confirm the property is in acceptable environmental condition.

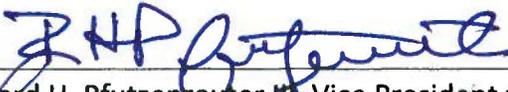
## 7. Source of Funding

The University will issue debt to purchase the property at 600 25th Avenue SE and 649 26th Avenue SE, Minneapolis.

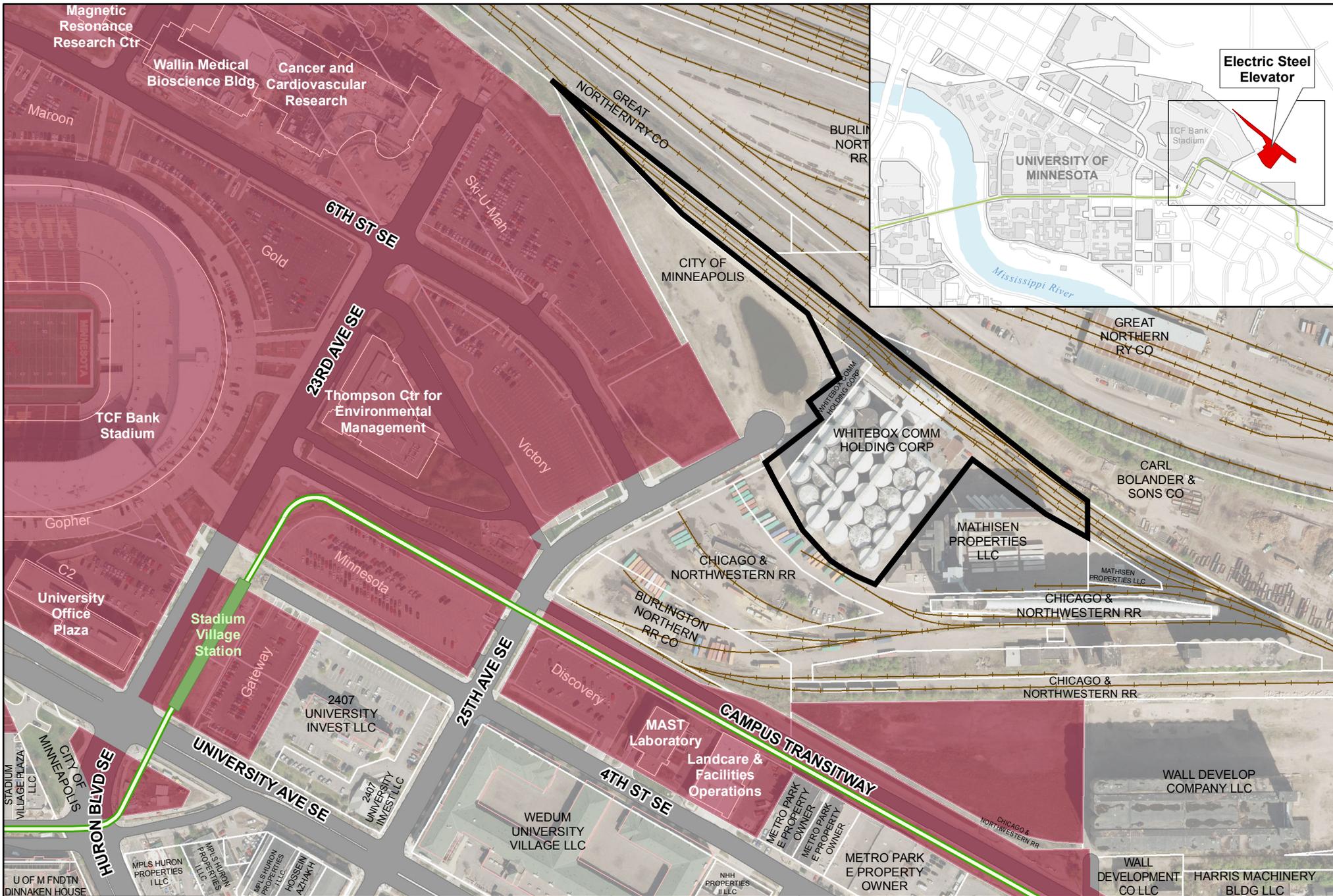
## 8. Recommendations

The above-described real estate transaction is appropriate:

  
\_\_\_\_\_  
Karen Hanson, Senior Vice President for Academic Affairs and Provost

  
\_\_\_\_\_  
Richard H. Pfitzenreuter III, Vice President for Finance and CFO

  
\_\_\_\_\_  
Pamela Wheelock, Vice President for University Services



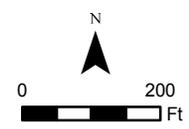
Electric Steel Elevator

Real Estate Office



**Purchase of 4.79 Acres  
Whitebox / Riverland Ag Corp.  
Minneapolis, MN**

-  600 25th Ave & 649 26th Ave
-  University Property
-  Railroad Tracks



This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.

Base Data: Real Estate Office, Hennepin County

4/22/2015

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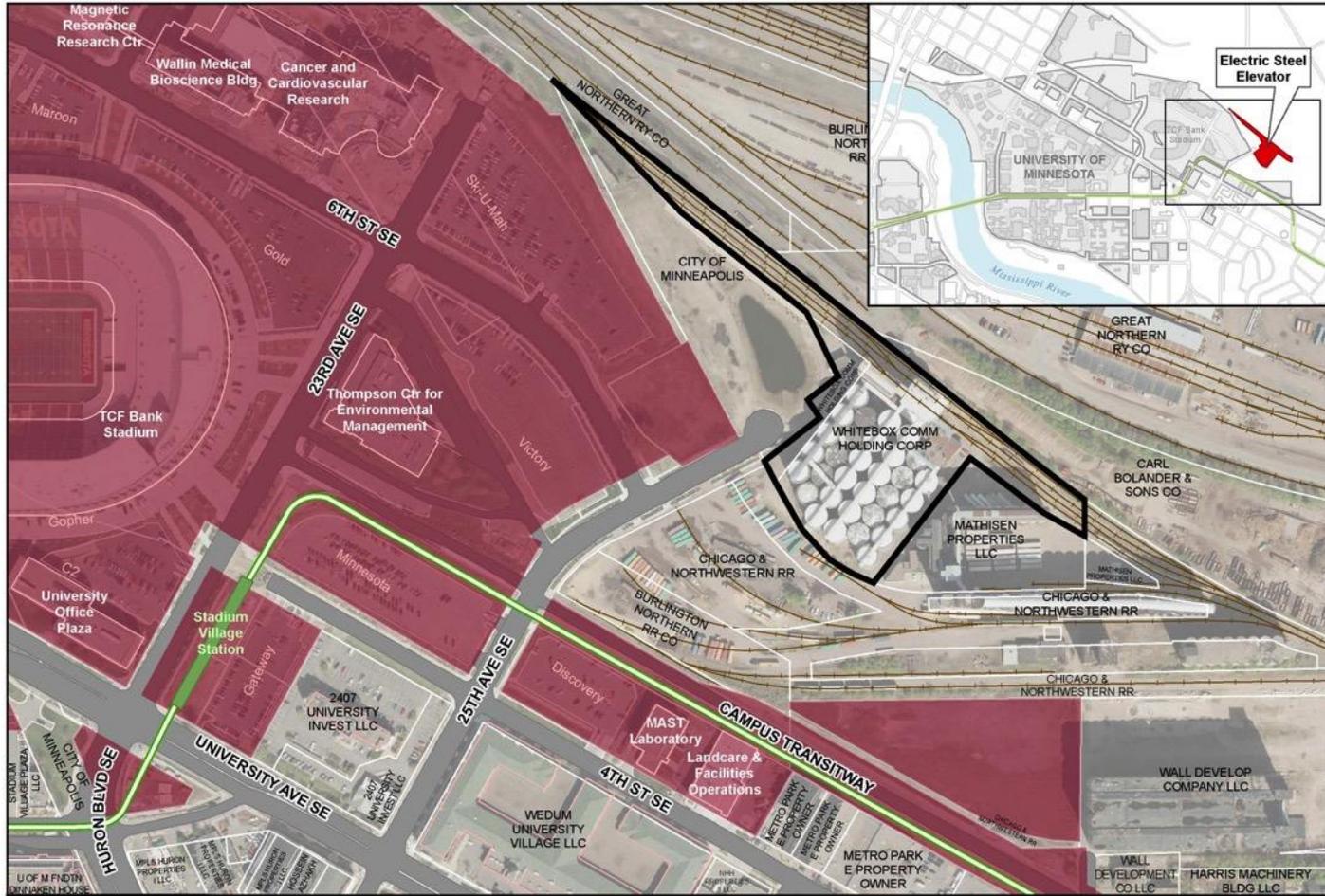
# Real Estate Transaction

Board of Regents Facilities and Operations Committee  
June 11, 2015



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Real Estate Office



University of Minnesota

**Purchase of 4.79 Acres  
Whitebox / Riverland Ag Corp.  
Minneapolis, MN**

-  600 25th Ave & 649 26th Ave
-  University Property
-  Railroad Tracks



This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.

Base Data: Real Estate Office,  
Hennepin County

4/22/2015



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# BOARD OF REGENTS DOCKET ITEM SUMMARY

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**Facilities and Operations**

**June 11, 2015**

**Agenda Item:** Project Components of the President's Recommended FY 2016 Annual Capital Improvement Budget

**Review**

**Review + Action**

**Action**

**Discussion**

*This is a report required by Board policy.*

**Presenters:** Pamela Wheelock, Vice President, University Services

## **Purpose & Key Points**

The University adopts an annual capital improvement budget (capital budget), which authorizes projects spending more than \$500,000 to begin design and construction during the upcoming fiscal year. The purpose of this item is to provide additional detail regarding projects included in the FY 2016 Annual Capital Budget.

The capital budget is reflective of the following planning principles.

1. Advance the academic excellence of the University of Minnesota by aligning capital projects with the Platform for Excellence.
2. Address service unit priorities that support the academic priorities.
3. Ensure that investments in existing facilities and infrastructure contribute to the safety, renewal, preservation, and restoration objectives and are aligned with the priorities of the University's academic plan.
4. Give preference to projects that create flexible space, improve space utilization, and reduce operational costs.
5. Protect the University's financial position by keeping capital expenditures within projected debt capacity limits.
6. Advance the guiding principles of campus master plans and Board of Regents sustainability policies.

## **Background Information**

Board of Regents policy: *Board Operations and Agenda Guidelines* directs the administration to conduct capital planning with a “six-year time horizon, updated annually.” This annual capital planning process is completed in two parts:

- Part 1 is a six-year capital improvement plan that establishes the institution’s capital priorities for an additional five years into the future. This plan becomes the basis for continued capital and financial planning. It is presented to the Board annually in the fall.
- Part 2, approved by the Board in June, is the annual capital improvement budget for the coming fiscal year in which projects with completed predesigns and financing plans are approved to proceed with design and construction.

Additionally, funding pools categorized as Repair and Replacement (R&R) or Higher Education Asset Preservation and Replacement (HEAPR) will include multiple projects intended to preserve and renew existing campus facilities. Projects funded by these pool dollars include projects intended to extend the life and functionality of existing University facilities and infrastructure.

# **FY2016 ANNUAL CAPITAL BUDGET**

University of Minnesota

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## **Annual Capital Budget Definitions by Funding Source**

### **Local Funds**

These funds have been allocated to or generated by colleges and departments, including state appropriations, tuition, internal and external sales, and other unrestricted funds.

### **Grants / Gifts**

Grant and gift funds are provided to the University to support specific construction projects.

### **Institutional Funds**

This category of resources represents a broad array of funds from within the University including, but not limited to, funds allocated from the internal loan pool, central reserves, prior year balances, and funds budgeted annually for specific repair and replacement projects.

### **State Debt**

These funds are provided from State sold bond proceeds for use on legislatively authorized projects.

### **University Debt**

These funds come from the sale of bonds issued by the University. The source of the debt service payment varies by project

# UNIVERSITY OF MINNESOTA

## Annual Capital Improvement Budget

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### Project Description Report

*The following project information sheets, ordered by file number, provide brief descriptions of each project.*

# UNIVERSITY OF MINNESOTA

## Project Description Report

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### 3226 Preventative Medicine & Wellness Ctr

*Vice President:* Academic Affairs

*RRC:* College of Veterinary Medicine

*Campus:* Twin Cities

*RRC Contact:* Ames, T.

*Facility:* Vet Med North

*Project Manager:* Nickel, P.

*Total Cost:* \$3,200

*Description:* This project will renovate 6500 sq ft of existing VMC space to support growth areas in Preventive Medicine and Urgent Care. The three main goals of this project are to 1) create a treatment room to support the preventive medicine program, 2) provide additional exam rooms and student rounds room dedicated for student learning, and 3) create a welcoming lobby environment that is comfortable and safe for humans and animals.

### 3227 3rd Floor Lab Renovation

*Vice President:* Academic Affairs

*RRC:* College of Veterinary Medicine

*Campus:* Twin Cities

*RRC Contact:* Ames, T.

*Facility:* Animal Sci/Vet Med

*Project Manager:* Nickel, P.

*Total Cost:* \$1,197

*Description:* This project will renovate 2,600 sq ft of research labs in AS/VM. The three main goals of this project are to 1) create a secure space that meets the accreditation needs of NIH and USDA (current lab spaces do not), 2) provide open and updated laboratory space, and 3) create space within the program that allows and encourages collaboration across multiple disciplines.

### 3231 R&R - Housing and Residential Life

*Vice President:* University Services

*RRC:* Auxiliary Services

*Campus:* Twin Cities

*RRC Contact:* Scheich, L.

*Facility:* TC Campus

*Project Manager:* Various

*Total Cost:* \$21,023

*Description:* Funding authorized in this request will be used for facility and infrastructure improvements, and repair and replacement projects in the residence halls, apartments and family student housing units on the Twin Cities campus. Notable investments in facilities for FY16 include Centennial Hall for HVAC, Generator, and room reconfiguration and for Sanford Hall for bathroom renovations and generator upgrades.

# UNIVERSITY OF MINNESOTA

## Project Description Report

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### 3234 R&R - Dining Services

*Vice President:* University Services

*Campus:* Twin Cities

*Facility:* TC Campus

*Total Cost:* \$3,790

*Description:* Funding authorized in this request will be used for facility and infrastructure improvements, and repair and replacement projects in food venues on the Twin Cities campus.

*RRC:* Auxiliary Services

*RRC Contact:* Scheich, L.

*Project Manager:* Various

### 3235 R&R - Parking Infrastructure

*Vice President:* University Services

*Campus:* Twin Cities

*Facility:* TC Campus

*Total Cost:* \$3,533

*Description:* Funding authorized in this request will be used for parking facility and infrastructure improvements and repair and replacement projects on the Twin Cities campus, including improvements to surface parking, structured parking, emergency generators, and elevators.

*RRC:* Auxiliary Services

*RRC Contact:* Scheich, L.

*Project Manager:* Various

### 3236 Transportation Infrastructure

*Vice President:* University Services

*Campus:* Twin Cities

*Facility:* TC Campus

*Total Cost:* \$2,580

*Description:* Funding authorized in this request will be used for transportation infrastructure improvements and and repair and replacement projects on the Twin Cities campus, including improvements to streets, sidewalks, bridges, building linkages, and safety systems.

*RRC:* Auxiliary Services

*RRC Contact:* Scheich, L.

*Project Manager:* Various

# UNIVERSITY OF MINNESOTA

## Project Description Report

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### 3239 Dairy Barn Equipment Upgrades

*Vice President:* Academic Affairs  
*Campus:* WC ROC - Morris  
*Facility:* WCROC  
*Total Cost:* \$513

*RRC:* College of Food, Agriculture and Natural Sciences  
*RRC Contact:* Buhr, B.  
*Project Manager:* TBD

*Description:* This project will add renewable energy sources to the existing West Central Research and Outreach Center (WCROC) Dairy Facilities. Infrastructure enhancements will include solar thermal collectors, solar electric panels (54 kW nameplate generation capacity), and a small-scale wind turbine (20 kW nameplate generation capacity). The WCROC Dairy will be a dynamic model for clean energy production and use.

### 3245 North Wing Lab Renovations

*Vice President:* Academic Affairs  
*Campus:* Twin Cities  
*Facility:* Mechanical Engineering  
*Total Cost:* \$5,045

*RRC:* College of Science and Engineering  
*RRC Contact:* Crouch, S.  
*Project Manager:* Dickie, T.

*Description:* This project will renovate approximately 30,000 square feet of lab space in the North Wing of the Mechanical Engineering building. The project scope consists of: (1) upgrading and remodeling undergraduate teaching laboratories and student collaborative spaces on Levels 1-4 and (2) renovating research labs on levels 3 and 4.

### 3249 R&R - Student Life

*Vice President:* Duluth Campus  
*Campus:* Duluth  
*Facility:* UMD Campus  
*Total Cost:* \$1,650

*RRC:* Duluth Campus  
*RRC Contact:* Black, L.  
*Project Manager:* Rashid, J.

*Description:* Funding authorized in this request will be used for facility and infrastructure improvements, and repair and replacement projects in the residence halls, apartments and other student service facilities on the Duluth campus.

# UNIVERSITY OF MINNESOTA

## Project Description Report

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### 3250 R&R - Facilities Management

*Vice President:* Duluth Campus

*Campus:* Duluth

*Facility:* UMD Campus

*Total Cost:* \$3,000

*Description:* Funding authorized in this request will be used for facility and infrastructure improvements, and repair and replacement projects on the Duluth campus.

*RRC:* Duluth Campus

*RRC Contact:* Black, L.

*Project Manager:* Rashid, J.

### 3251 Remodel First Floor

*Vice President:* Duluth Campus

*Campus:* Duluth

*Facility:* Cina Hall

*Total Cost:* \$1,500

*Description:* This project will renovate portions of the first floor of Cina Hall for the American Indian Learning Resource Center (AILRC).

*RRC:* Duluth Campus

*RRC Contact:* Black, L.

*Project Manager:* Rashid, J.

### 3252 Replace Field Turf

*Vice President:* Duluth Campus

*Campus:* Duluth

*Facility:* Griggs Field

*Total Cost:* \$1,000

*Description:* This project will replace the turf on Griggs Field. Included in this is the removal of existing turf, regrading, shock layer, and replacement turf.

*RRC:* Duluth Campus

*RRC Contact:* Black, L.

*Project Manager:* Rashid, J.

# UNIVERSITY OF MINNESOTA

## Project Description Report

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### 3253 Renovate Food Service Area

*Vice President:* Duluth Campus

*Campus:* Duluth

*Facility:* Res Hall Dining Center

*Total Cost:* \$2,500

*Description:* This capital budget amendment increases the funding for the UMD Residence Hall Dining Center project by \$2,500 for a new project total of \$5,250. The scope of the project has been expanded to include enhanced servery space and equipment, as well as the redesign of the passageway and meeting rooms. The dollars in this amendment will allow redesign of the entire footprint of the facility.

*RRC:* Duluth Campus

*RRC Contact:* Black, L.

*Project Manager:* Rashid, J.

### 3254 Restore Oregon Creek

*Vice President:* Duluth Campus

*Campus:* Duluth

*Facility:* Research Lab Bldg

*Total Cost:* \$600

*Description:* This project will restore retaining walls along the Oregon Creek's banks at the UMD Research Laboratory Building site. These retaining walls were damaged during the flood event in June 2012. It is expected that insurance proceeds will cover the cost of this project.

*RRC:* Duluth Campus

*RRC Contact:* Black, L.

*Project Manager:* Rashid, J.

### 3257 Locker Room Renovation

*Vice President:* Athletics

*Campus:* Twin Cities

*Facility:* Mariucci Arena

*Total Cost:* \$4,382

*Description:* This project will remodel the Men's Hockey Locker Room and team support areas to include new Locker Room, Training Room, Team Lounge and Film Room.

*RRC:* Intercollegiate Athletics

*RRC Contact:* Teague, N.

*Project Manager:* Dickie, T.

# UNIVERSITY OF MINNESOTA

## Project Description Report

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### 3261 R&R - Athletics

*Vice President:* Athletics  
*Campus:* Twin Cities  
*Facility:* TC Campus  
*Total Cost:* \$1,350  
*Description:* Funding authorized in this request will be used for facility and infrastructure improvements, and repair and replacement projects in athletics venues on the Twin Cities campus.

*RRC:* Intercollegiate Athletics  
*RRC Contact:* Ellison, S.  
*Project Manager:* Various

### 3264 R&R - Twin Cities

*Vice President:* University Services  
*Campus:* Twin Cities  
*Facility:* TC Campus  
*Total Cost:* \$9,966  
*Description:* Funding authorized in this request will be used for facility and infrastructure improvements, and repair and replacement projects on the Twin Cities campus.

*RRC:* Facilities Management  
*RRC Contact:* Berthelsen, M.  
*Project Manager:* Various

### 3265 R&R - Utility Infrastructure

*Vice President:* University Services  
*Campus:* Twin Cities  
*Facility:* TC Campus  
*Total Cost:* \$7,537  
*Description:* Funding authorized in this request will be used for utility infrastructure improvements, and repair and replacement projects on the Twin Cities campus.

*RRC:* Facilities Management  
*RRC Contact:* Berthelsen, M.  
*Project Manager:* Various

# UNIVERSITY OF MINNESOTA

## Project Description Report

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### 3266 R&R - Energy Conservation

*Vice President:* University Services

*Campus:* Twin Cities

*Facility:* TC Campus

*Total Cost:* \$2,900

*Description:* Funding authorized in this request will be used on the Twin Cities campus to enhance the energy efficiency of the buildings and infrastructure on the Twin Cities campus.

*RRC:* Facilities Management

*RRC Contact:* Berthelsen, M.

*Project Manager:* Various

### 3269 Parking Lot Development

*Vice President:* University Services

*Campus:* Twin Cities

*Facility:* Lot C73 / ACC

*Total Cost:* \$800

*Description:* Funding authorized in this request will be used to develop surface parking on the Ambulatory Care Center site.

*RRC:* Auxiliary Services

*RRC Contact:* Scheich, L.

*Project Manager:* Johnson, R.

### 3270 Work + Phase II

*Vice President:* University Services

*Campus:* Twin Cities

*Facility:* Donhowe

*Total Cost:* \$1,000

*Description:* This project will extend the Alternative Workspace pilot program recently completed on the ground floor of the Donhowe Building through the remainder of the building. This project was originally approved with the FY15 capital budget for a total of \$2.9M. This amendment will bring the total of the project to \$3.9M.

*RRC:* University Services

*RRC Contact:* Wheelock, P.

*Project Manager:* Ross, K.

# UNIVERSITY OF MINNESOTA

## Project Description Report

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### 3271 Organ Restoration and Re-installation

*Vice President:* Academic Affairs

*Campus:* Twin Cities

*Facility:* Northrop

*Total Cost:* \$3,200

*Description:* This project will restore and re-install the organ back into the renovated Northrop Auditorium.

*RRC:* Academic Affair and Provost

*RRC Contact:* Tschida, C.

*Project Manager:* Wegner, R.

### 3272 Programmatic Renovations

*Vice President:* University Services

*Campus:* Twin Cities

*Facility:* Food Operations

*Total Cost:* \$650

*Description:* This project will reconfigure the Sign shop space to improve work flow. Upgrade the HVAC system and exterior envelope to provide for better control of space environmental conditions in the building which will improve equipment operation and product quality. Project will also remove building features and infrastructure remaining from the original Food Ops building construction that limit the current use of the building as an office and warehouse.

*RRC:* Facilities Management

*RRC Contact:* Berthelsen, M.

*Project Manager:* Dehaan, C.

### 3275 Health Sciences Facility Design

*Vice President:* Academic Affairs

*Campus:* Twin Cities

*Facility:* New Facility

*Total Cost:* \$10,000

*Description:* This project will advance work on two health sciences projects. Funds will be used to a) plan a new clinical research, education and patient care facility and to b) predesign and advance design on renovated and expanded health sciences education facilities.

*RRC:* Medical School

*RRC Contact:* Jackson, B.

*Project Manager:* TBD

# **FY2016 ANNUAL CAPITAL BUDGET**

University of Minnesota

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## **Annual Capital Budget Definitions by Funding Source**

### **Local Funds**

These funds have been allocated to or generated by colleges and departments, including state appropriations, tuition, internal and external sales, and other unrestricted funds.

### **Grants / Gifts**

Grant and gift funds are provided to the University to support specific construction projects.

### **Institutional Funds**

This category of resources represents a broad array of funds from within the University including, but not limited to, funds allocated from the internal loan pool, central reserves, prior year balances, and funds budgeted annually for specific repair and replacement projects.

### **State Debt**

These funds are provided from State sold bond proceeds for use on legislatively authorized projects.

### **University Debt**

These funds come from the sale of bonds issued by the University. The source of the debt service payment varies by project

# UNIVERSITY OF MINNESOTA

Annual Capital Improvement Budget

## Project Funding Report

# UNIVERSITY OF MINNESOTA

## Funding Report

### *Academic Affairs*

File	Facility	Project Title	Total	Local Funds	Grants / Gifts	Institutional Funds	State Debt	University Debt	Comments
<i>Academic Affairs</i>									
3271	Northrop	Organ Restoration and Re-installation	\$3,200	\$0	\$3,200	\$0	\$0	\$0	
<i>College of Food, Ag, and Natural Sciences</i>									
3239	WCROC	Dairy Barn Equipment Upgrades	\$513	\$0	\$513	\$0	\$0	\$0	
<i>College of Science and Engineering</i>									
3245	Mechanical Engineering	North Wing Lab Renovations	\$5,045	\$5,045	\$0	\$0	\$0	\$0	
<i>College of Veterinary Medicine</i>									
3226	Vet Med North	Preventative Medicine & Wellness Ctr	\$3,200	\$3,200	\$0	\$0	\$0	\$0	
3227	Animal Sci/Vet Med	3rd Floor Lab Renovation	\$1,197	\$1,197	\$0	\$0	\$0	\$0	
<i>Medical School</i>									
3275	New Facility	Health Sciences Facility Design	\$10,000	\$0	\$0	\$0	\$0	\$10,000	
			\$23,155	\$9,442	\$3,713	\$0	\$0	\$10,000	

# UNIVERSITY OF MINNESOTA

## Funding Report

### Athletics

File	Facility	Project Title	Total	Local Funds	Grants / Gifts	Institutional Funds	State Debt	University Debt	Comments
<i>Intercollegiate Athletics</i>									
3257	Mariucci Arena	Locker Room Renovation	\$4,382	\$0	\$4,382	\$0	\$0	\$0	
3261	TC Campus	R&R - Athletics	\$1,350	\$1,350	\$0	\$0	\$0	\$0	
			\$5,732	\$1,350	\$4,382	\$0	\$0	\$0	

# UNIVERSITY OF MINNESOTA

## Funding Report

### *Duluth Campus*

<b>File</b>	<b>Facility</b>	<b>Project Title</b>	<b>Total</b>	<b>Local Funds</b>	<b>Grants / Gifts</b>	<b>Institutional Funds</b>	<b>State Debt</b>	<b>University Debt</b>	<b>Comments</b>
<i>Academic Affairs</i>									
3251	Cina Hall	Remodel First Floor	\$1,500	\$1,500	\$0	\$0	\$0	\$0	
<i>Auxiliary Services</i>									
3249	UMD Campus	R&R - Student Life	\$1,650	\$1,650	\$0	\$0	\$0	\$0	
3253	Res Hall Dining Center	Renovate Food Service Area	\$2,500	\$2,500	\$0	\$0	\$0	\$0	Amendment
<i>Facilities Management</i>									
3254	Research Lab Bldg	Restore Oregon Creek	\$600	\$0	\$0	\$600	\$0	\$0	Insurance Claim Proceeds
3250	UMD Campus	R&R - Facilities Management	\$3,000	\$3,000	\$0	\$0	\$0	\$0	
<i>Intercollegiate Athletics</i>									
3252	Griggs Field	Replace Field Turf	\$1,000	\$1,000	\$0	\$0	\$0	\$0	
			\$10,250	\$9,650	\$0	\$600	\$0	\$0	

# UNIVERSITY OF MINNESOTA

## Funding Report

### University Services

File	Facility	Project Title	Total	Local Funds	Grants / Gifts	Institutional Funds	State Debt	University Debt	Comments
<i>Facilities Management</i>									
3264	TC Campus	R&R - Twin Cities	\$9,966	\$9,966	\$0	\$0	\$0	\$0	
3272	Food Operations	Programmatic Renovations	\$650	\$650	\$0	\$0	\$0	\$0	
3265	TC Campus	R&R - Utility Infrastructure	\$7,537	\$7,537	\$0	\$0	\$0	\$0	
3266	TC Campus	R&R - Energy Conservation	\$2,900	\$900	\$0	\$2,000	\$0	\$0	
<i>Housing &amp; Residential Life</i>									
3231	TC Campus	R&R - Housing and Residential Life	\$21,023	\$21,023	\$0	\$0	\$0	\$0	
<i>Parking and Transportation Services</i>									
3235	TC Campus	R&R - Parking Infrastructure	\$3,533	\$3,533	\$0	\$0	\$0	\$0	
3236	TC Campus	Transportation Infrastructure	\$2,580	\$2,580	\$0	\$0	\$0	\$0	
3269	Lot C73 / ACC	Parking Lot Development	\$800	\$800	\$0	\$0	\$0	\$0	
<i>University Dining Services</i>									
3234	TC Campus	R&R - Dining Services	\$3,790	\$3,790	\$0	\$0	\$0	\$0	
<i>University Services Admin</i>									
3270	Donhowe	Work + Phase II	\$1,000	\$1,000	\$0	\$0	\$0	\$0	Amendment
			\$53,779	\$51,779	\$0	\$2,000	\$0	\$0	

# UNIVERSITY OF MINNESOTA

## Funding Report

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### Report Summary

Total	Local Funds	Grants / Gifts	Institutional Funds	State Debt	University Debt
\$92,916	\$72,221	\$8,095	\$2,600	\$0	\$10,000

# FY2016 Annual Capital Improvement Budget

Board of Regents Facilities and Operations Committee  
June 11, 2015



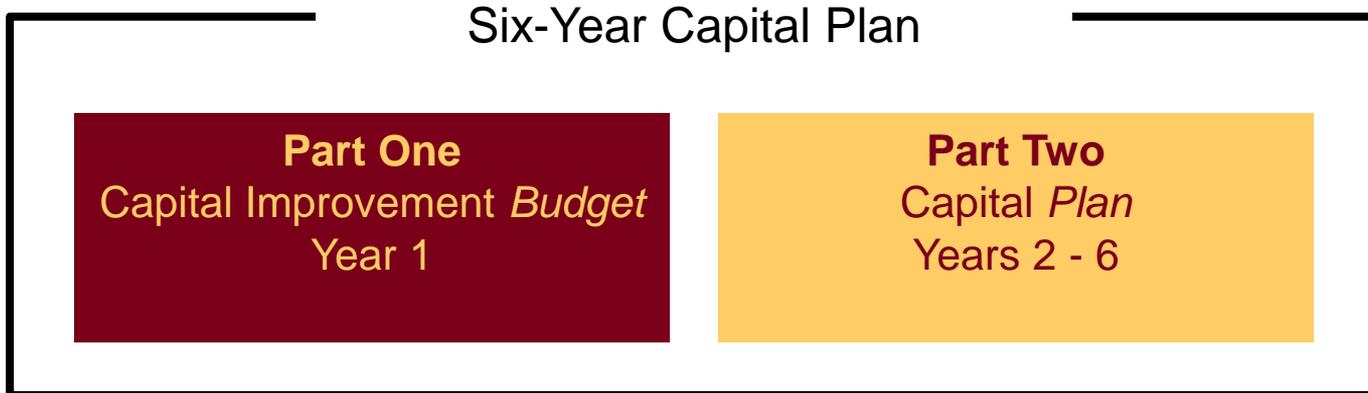
UNIVERSITY OF MINNESOTA

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# Capital Plan

Board of Regents policy directs the administration to develop a capital budget with a “six-year time horizon, updated annually”





# Annual Capital Improvement Budget

- Year 1 of the Six-Year Capital Plan
- Includes individual projects over \$500,000
- Projects need to have a completed predesign
- Projects must be fully funded
- Approved projects move into design and/or construction



## Annual Capital Improvement Budget

- The Annual Capital Budget includes both pools of funding to complete multiple projects, as well singular authorizations for specific construction projects.
- Funding pools exist for Higher Education Asset Preservation and Replacement (HEAPR) projects and for Repair and Replacement (R & R) projects. These are non-programmatic facility renewal projects intended to extend the life of existing facilities and infrastructure.



## 2015 Capital Request Update

- The University's legislative capital request was not funded during the regular session. Projects have been included on the list of potential amendments.
- The capital improvement budget will be updated for the June 24 meeting to reflect the outcome of the special session.



# 2016 Annual Capital Budget

## Line Item Projects

Campus	Project	Amount
TC Campus	Animal Sci / Vet Med - 3rd Floor Lab Renovation	\$ 1,197
TC Campus	Donhowe Work + Phase II	\$ 1,000
TC Campus	Food Operations Programmatic Renovations	\$ 650
TC Campus	Lot C73 / ACC Parking Lot Development	\$ 800
TC Campus	Mariucci Arena - Locker Room Renovation	\$ 4,382
TC Campus	Mechanical Engineering North Wing Lab Renovations	\$ 5,045
TC Campus	Health Sciences Facility Design	\$ 10,000
TC Campus	Northrop Organ Restoration and Re-installation	\$ 3,200
TC Campus	Transportation Infrastructure	\$ 2,580
TC Campus	Vet Med - Preventative Medicine & Wellness Ctr	\$ 3,200
UMD Campus	Cina Hall - Remodel First Floor	\$ 1,500
UMD Campus	Griggs Field - Replace Field Turf	\$ 1,000
UMD Campus	Research Lab Building - Restore Oregon Creek	\$ 600
UMD Campus	Residence Hall Dining - Renovate Food Service Area	\$ 2,500
WCROC	Dairy Barn Equipment Upgrades	\$ 513
		<hr/>
		\$ 38,167



# 2016 Annual Capital Budget

## Repair & Replacement Pools

<b>Campus</b>	<b>Project</b>	<b>Amount</b>
TC Campus	R&R - Athletics	\$ 1,350
TC Campus	R&R - Dining Services	\$ 3,790
TC Campus	R&R - Energy Conservation	\$ 2,900
TC Campus	R&R - Housing and Residential Life	\$ 21,023
TC Campus	R&R - Parking Infrastructure	\$ 3,533
TC Campus	R&R - Twin Cities	\$ 9,966
TC Campus	R&R - Utility Infrastructure	\$ 7,537
UMD Campus	R&R - Facilities Management	\$ 3,000
UMD Campus	R&R - Student Life	\$ 1,650
		\$ 54,749



# 2016 Annual Capital Budget: \$92.9 Million





# Potential Additions

Campus	Unit	Facility	Title
Systemwide	Facilities Management	Systemwide	HEAPR
UMTC	Academic Affairs	Plant Growth - West	Greenhouse Replacement
UMD	Academic Affairs	Library	Expansion for Math Emporium
UMTC	AHC Shared Units	CUHCC	Dental Clinic Expansion
UMTC	AHC Shared Units	Hasselmo Hall	Relocate Drug Design Labs
UMTC	Carlson School of Management	New Facility	Riverside Imports Remodel
MCROC	College of Food, Ag, and Natural Sciences	New Facility	Willmar Poultry Testing Laboratory
UMTC	College of Food, Ag, and Natural Sciences	New Facility	Bell Museum of Natural History
UMTC	College of Veterinary Medicine	New Facility	Veterinary Isolation Facility Replacement
UMTC	Intercollegiate Athletics	New Facility	Athletes Village
UMTC	Intercollegiate Athletics	TC Campus	Track and Field program improvements
UMTC	Intercollegiate Athletics	Mariucci Arena	Weight Room Renovation
UMTC	Intercollegiate Athletics	Siebert Field	Hitting Facility
UMTC	Intercollegiate Athletics	Golf Course	Practice Facility
UMTC	Public Safety	Transportation & Safety Building	Police Station Improvements



# DISCUSSION



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# BOARD OF REGENTS DOCKET ITEM SUMMARY

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**Facilities & Operations**

**June 11, 2015**

**Agenda Item:** Implementing the Master Plan: District Planning

**Review**                       **Review + Action**                       **Action**                       **Discussion**

*This is a report required by Board policy.*

**Presenters:** Pamela Wheelock, Vice President, University Services  
Brooks Jackson, Vice President, Academic Health Center and Dean, Medical School

## **Purpose & Key Points**

The purpose of a campus master plan is to ensure that the academic mission of the University is supported through the physical environment of the campus. The campus master plan is created in order to guide decisions regarding capital investments, physical improvements, and operational activities on the respective campuses. It affects land use, buildings, open spaces, and landscapes as well as infrastructure changes on campus. Campus master planning is most effective when place-based experience is balanced against an understanding of highest and best use of resources.

Campus master plans are effective in guiding decisions about the physical form of the campus when used in conjunction with other physical planning tools. One of those planning tools is the District Plan, which addresses land use, building intensity, architectural character, open spaces, and landscapes as well as infrastructure, with the emphasis on a more detailed understanding of sites, buildings, and supportive infrastructure.

District plans provide greater detail and definition of needs and strategies to meet the requirements that define a positive campus experience. This planning relies heavily on the contributions of the primary users to define the future demand for space, tailored to the anticipated activities and related intensity of use. Some district plans are more prospective, such as West Bank Arts District, and others were driven by short-term changes in the form of multiple new projects funded and under construction in a relatively short timeframe, such as the Biomedical Discovery initiative within the East Gateway District.

The challenges associated with planning for the Academic Health Sciences district are even more complicated than other campus districts, given the complexity of uses and the uncertainty of factors affecting the future environment for academic medicine and health sciences. The University's tripartite mission of teaching, research, and outreach is expanded further with the addition of patient care. Planning for patients as campus users and visitors, whether in clinics or at the hospital, demands different physical conditions than required for traditional campus activity. Students in the academic health science disciplines learn in a variety of environments. Faculty and

clinicians travel from site to site within the campus to engage in teaching, research, and patient care.

### **Background Information**

Board of Regents Policy: *Board Operations and Agenda Guidelines* requires master plans to be developed periodically for each of the system's campuses. Dating from 1993, the Board adopted four principles to guide the development of master plans for each campus. The principles are:

1. Create and maintain a distinctive and inspiring vision for the physical development of each campus.
2. Enrich the experience of all who come to campus.
3. Maximize the value of existing physical assets while responding to emerging/changing physical needs.
4. Provide an inclusive, accountable, and timely process for creating and implementing the master plan vision.

The Board approved the current Twin Cities Campus Master Plan in 2009. This document built on the strengths of prior campus planning. The 2009 Plan was aspirational and intentional about describing intended growth or change areas within and near campus edges. It did not define the specific programmatic changes anticipated across the institution for the 10-year horizon it anticipated.

As a stand-alone physical planning tool, the campus master plan has many limitations, primarily because it depicts change at a broad level over a long time frame. To effectively communicate the "big picture" perspective of the campus' future, staff has developed more detailed knowledge of districts and sub areas of the Twin Cities campus. This work is referenced as District Planning, which has been undertaken collaboratively and been the subject of review and discussion with the Board as various efforts were undertaken over time. Recent efforts include:

- West Bank Arts District, 2000
- NE Quadrant District (St Paul), 2005
- East Gateway District, 2009
- AHC District, multiple initiatives

A detailed explanation of the most recent District Plan is provided below to illustrate the relationship between master planning and district planning.

#### East Gateway District Plan, 2009

District planning for the East Gateway District was undertaken in 2008, based on the University's success in obtaining state funding for what was defined as four biomedical research initiatives. Design and construction of three prior facilities (Lions, Translational Research Facility and Center for Magnetic Resonance Research) had been completed by 2005, in addition to expansions of the Center of Magnetic Resonance Research, a specialized "core" research facility.

The district master plan was developed with consultant support and relied heavily on input from the Academic Health Center (AHC) as well as other University stakeholders. It was able to draw directly on prior planning and decision making within the AHC about the structural and functional nature of translational research activities occurring in the AHC at that time. Most notable was the 2004 Clinical District Plan, which committed to a distributed geography for the research, clinical, and student learning functions of the academic health sciences.

The East Gateway was defined primarily as an academic and translational research center for leading disciplines in academic health sciences, although its importance as an athletics destination and to serving as an entry experience for visitors approaching the eastern edge of the campus was also noted in the plan document.

#### AHC District Planning, 2000-2012 and ongoing

The history of planning for the Academic Health Sciences district has identified needs in terms of space estimates, supportive infrastructure and systems, and overall project cost. Major planning efforts have been underway periodically since 1998. A brief summary of previous planning milestones and conclusions authored by the Academic Health Sciences is provided below. Full details can be retrieved at the following website: <http://hub.ahc.umn.edu/facilities/strategic-facility-planning>

These efforts defined the integrated relationships between teaching the range of health sciences students, both in didactic and pre-clinical settings as well as clinical settings. One crucial document defined the concept of a distributed clinical campus, between West Bank/ Riverside, East Bank clinical and education, as well as East Bank research zones.

At the end of 2011, the Academic Health Center published a proposed investment schedule for renovation and new construction, valued at more than \$1 billion. This effort supplemented the 2006 Precinct Plan and the 2009 East Gateway Plan that accommodated only some of the AHC needs. A new strategy was needed to reflect completed projects, address new and emerging needs, the changing health sciences environment, and new financial realities.

#### Strategic Facility Planning, 2014 - 2015

In 2014, University Services and the Academic Health Center undertook a strategic facility planning effort. The goal was to update previous district plans to determine “right sizing” of health science facilities for the next 20 years and programming for near term capital projects. The first phase of this effort focused on measuring the demand for facility requirements in terms of quality and quantity of space for health science schools, interdisciplinary centers, and clinical partners. The 2014-2015 strategic facility planning effort, once completed, will serve to update prior AHC plans and to capture both the changed state of facilities and their utilization as well as to predict the future state and represent those requirements.

The goals of the work have been to:

1. Create a 10-year plan for improving the quality of space and predicting right sizing of the main programmatic drivers in academic medicine – clinical space, educational space, research space, and administrative support.
2. Identify programmatic priorities that will increase utilization of retainable spaces while improving connectivity between mission related programs.
3. Work towards a reduction in occupied space by 20% including the elimination of obsolete facilities.
4. Integrate the Academic Health Center district within the campus.

The geographic scope of this work is to address the primary Minneapolis sites south of Washington, north of the River Road, located between Hasselmo Hall and Children’s’ Rehab/ Boynton on the west, to Harvard on the east. The Ambulatory Clinic site currently under construction was included in the geography. The hospital was not included in the scope of work as it is owned and operated by the Fairview Health System.

Strategic facility planning, as in prior iterations within AHC, has been driven by several key questions, although this is not an exhaustive list of questions posed during the planning process:

- How do we expect the schools and interdisciplinary centers of the Academic Health Center to grow or contract over the next 10-20 years?
- What pedagogical drivers will shape health science education delivery and the demand for a different built environment?
- How will alternative officing strategies change the demand for space in the AHC?
- What connectivity requirements are needed for clinical service providers? Researchers? Faculty and staff across the AHC?

In Phase 1 of the work, a team of consultants and staff with stakeholders from the AHC schools developed a predictive programming tool to define future needs by type of space, related to key functions of learning, research, and support spaces including offices. These tools represent leading practice and planning for facilities development. The tool allows staff to project shared utilization and will be an invaluable asset when specific, funded projects launch into design. Early results from this work indicate the opportunity to shift the configuration of learning environments related to the type of space available, with minimal net additions to the inventory. Office and administrative space can be reduced, based on informed benchmarking. Understanding the space allocation for research that does not occur in a traditional bench environment is harder to predict, and the amount of space and availability that will be needed to support Health Sciences students' clinical learning was not addressed in the Phase 1 predictive program.

Phase 2 of the work is underway. It will define the asset investment strategy by category for existing assets-involving either renovation or decommissioning/demolition. It will recommend the best approach to effectively meet space needs that should be located in new construction. The work will consider AHC goals along with broader institutional land use and programmatic goals. Both strategies – renovation and new construction – are integral to each other, and will allow the AHC to position itself to deliver appropriate learning and research experience, while fulfilling its role in providing patient care.

#### Governor's Blue Ribbon Committee on the Medical School (2014)

The Governor's Blue Ribbon Committee was convened in the fall of 2014. The Committee identified strategies to address two key priorities: improving the Medical School's capacity to conduct healthcare research, and thereby increasing the Medical School's national preeminence, and strengthening and expanding the Medical School's educational programs and curriculum to ensure medical students and residents are prepared to meet Minnesota's future health workforce needs.

The final report identifies Strategy 7, *Investing in Core Facilities*, two of which are located on the Twin Cities campus. The third priority, noted for the Duluth campus, requires greater definition to advance one of three program options, but is expected to create conditions that model interprofessional and team-based care. The Twin Cities facilities addressed in the report are defined below. These two facilities were defined by their purpose and function. The planning value assigned to each of the projects was \$100 million.

First is the proposal to create compelling and contemporary educational facilities that can be shared across the health sciences disciplines. More than 40% of the current learning environments are tiered, fixed seating lecture halls, which is of limited effectiveness for evolving models of teaching. As curriculum continues to change, the classroom configuration and pedagogical methods will be retooled in order to be effective. One of the first assessments that will be undertaken is to

understand the most viable strategy combining both renovation and new construction to achieve the goal of an innovative, interprofessional learning center.

The second facility will result in a combined clinical research, education, and learning facility. This will support new researcher hires within the Medical School, some of whom can be accommodated in existing spaces, and linked to the concept of Medical Discovery Teams defined in the Committee report. This expansion in facilities supports higher levels of faculty research, teaching, and care-giving activity, as well as higher patient volumes and productive research outputs. Clinical education and expanded clinical care for patients further supplements the cost-effectiveness of new facility development and allows a broader range of clinically-based experience to occur for students, patients, and researchers.

## Summary of AHC Planning Efforts and Key Findings, as of May 2015

Further details at <http://hub.ahc.umn.edu/facilities/strategic-facility-planning>

### 2000: AHC Minneapolis District Plan

The 2000 District Plan focused on a small, four square block area and sought to maximize the built environment opportunities of this area. Although it is limited to the Minneapolis campus of the and excludes clinical facilities, it nonetheless provides a solid base for current planning on the East Bank campus of the Academic Health Center.

#### Key findings:

- The plan assumed the eventual replacement of obsolete and inefficient structures and maximizes the available real estate.
- The plan created a landscaped central square with a variety of functional areas for use by students, staff, and patients.
- The plan organized internal and external circulation networks around the new central square for efficient way finding. It also differentiates and extends pedestrian, vehicular, and service circulation systems throughout the complex and into adjoining districts. A structure of spaces, landmarks, and unifying architectural elements reinforces the new circulation concepts.
- The plan provided a framework, schedule, and locations for identified upcoming projects over the next 15-20 years. It replaces approximately 1 million square feet of obsolete and inefficient structures with 1.3 million square feet of new construction.

### 2005: Clinical Sciences Campus Plan

The Clinical Sciences Campus Plan articulated planning principles and specific development opportunities for the clinical partnership of the Academic Health Center, the University of Minnesota Physicians, and Fairview Health Services. The major deliverables in the completion of a Clinical Sciences Campus Plan for the University of Minnesota was not only the formulation of these planning principles but also the siting of a new 400,000 square foot clinic facility (Fulton Street and Ontario Street, East Bank) and a 360,000 square foot children's hospital facility (West Bank) that will consolidate and enhance existing children's services.

#### Key physical planning objectives of the Clinical Sciences Campus Plan:

- Support integrated inpatient and outpatient care delivery, including the move to a "single site" for the University of Minnesota Medical Center, Fairview.
- Be driven by an external customer focus. The Clinical Campus will create a welcoming identity for visitors, patients, family, students, faculty, and staff. For clinical facilities, patient and family access and service will be the primary priority.
- Have mission focal points – for education, research, and patient care – which will deliberately link to each other. Zoning of the Academic Health Center will reflect these missions.
- Be driven by life cycle facility planning. Sequencing of individual facility decisions based upon responsible continued use of facilities with outstanding debt and operational effectiveness will be emphasized by both Fairview and the University.
- Both reflect and impact University-wide planning for transportation, parking, student housing, stadiums, energy, and other initiatives. The Clinical Campus planning process should link closely with University-wide planning.
- Be respectful of the University and the Fairview–University campus as part of a larger urban community. The plan will engender the support of key external stakeholders.

## **2006: AHC Precinct Plan**

The 2006 Precinct Plan Task Force Report was both an update of the 1998 and 2000 plans and a specific charge of the University's strategic positioning and planning efforts. The plan updated the inventory of space, including all of the investments made since 2000, and analyzed this data in reference to strategic positioning. The plan offered analysis and guidelines for development in the areas of patient care, research, and education.

## **Ten-Year Capital Planning, 2012-2022**

At the end of 2011, the Academic Health Center proposed an investment schedule for renovation and new construction, valued at more than \$1 billion. This effort supplemented the 2006 Precinct Plan and the 2009 East Gateway Plan that accommodated some of the AHC needs but otherwise were not equipped to respond to changing conditions that affect the Academic Health Sciences on campus. A new strategy was needed to reflect completed projects, address new and emerging needs, the changing health sciences environment, and new financial realities.

### *Revitalization Plan Principles*

The AHC's ten year revitalization plan sought to further the vision and scope adopted in the 2006 AHC Precinct Plan and to build upon the strength of the 2000 AHC Precinct Plan by working to demonstrate the highest and best use of our facilities. Plan principles include:

1. Major new building initiatives will support strategic academic initiatives of AHC schools, colleges, and interdisciplinary centers. Program strategies will support individual needs while optimizing shared resources.
2. Revitalization will aim to make optimal use of existing space resources by improving utilization and assigned uses while reducing dispersion of essential programmatic adjacencies. This will require investment to improve current efficiencies.
3. Investments will seek to appropriately improve infrastructure performance in buildings while decommissioning others that are no longer suited for today's or predicted academic or clinical programming needs.
4. Revitalization plans will attempt to move programs and individuals only once and will avoid moving programs or individuals for which recent investments have already been made.
5. Patient access for clinical services will remain a primary planning criteria in all projects moving forward.

The AHC revitalization plan strategy will focus on three areas of opportunity:

1. New construction
2. Major Renovations + Infrastructure Upgrades
3. Decommissioning Obsolete Buildings

The table that follows outlines the areas of investment, or disinvestment, and is followed by a description of programs and potential sequencing.

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1. BDD –Bldg 4	←→										
2. New ACC			←→								
3. Add floor to ACC for Dentistry				←→							
4. Veterinary Medicine Research & BSL2/3		←→									
5. Decommissioning Vet Science & Vet Isolation Facilities				←→							
6. Existing Improvements – Raptor Center, Equine Center		←→									
7. Infrastructure Upgrades – Animal Science/Vet Medicine					←→						
8. Renovate Diehl Hall – AHC Educational Teaching & Learning Center			←→								
9. BDD Office Building				←→							
10. BDD Bldg 5 - Research						←→					
11. Existing Facility Improvements – Health Science Classrooms		←→									
12. Decommissioning of VFW & Masonic						←→					
13. Infrastructure Upgrades – PWB, Moos Weaver Densford						←→					
14. New Office & Hospital Support Building								←→			
15. Existing Facility Improvements – Mayo, VCRC, Dwan, etc				←→							
16. Decommissioning of Mayo – NW Wing										←→	

New Construction	Major Renovations + Infrastructure Upgrades	Decommissioned Buildings
Ambulatory Care Center	Diehl Hall	Masonic Memorial Building
Dentistry Clinical Facilities	PWB	VFW Cancer Research Center
Veterinary Medicine Research & BSL2/3 Isolation	Moos Tower	Vet Science
BDD – Office Building	Weaver Densford	Vet Isolation Facilities
Health Science Office Building – Masonic/VFW Site	Animal Science/Vet Med	Mayo NW Wing
	Raptor Center	Preparation for Mayo SE/SW Wings
	Equine Center	

# Implementing the Master Plan: District Planning

Board of Regents Facilities and Operations Committee  
June 11, 2015

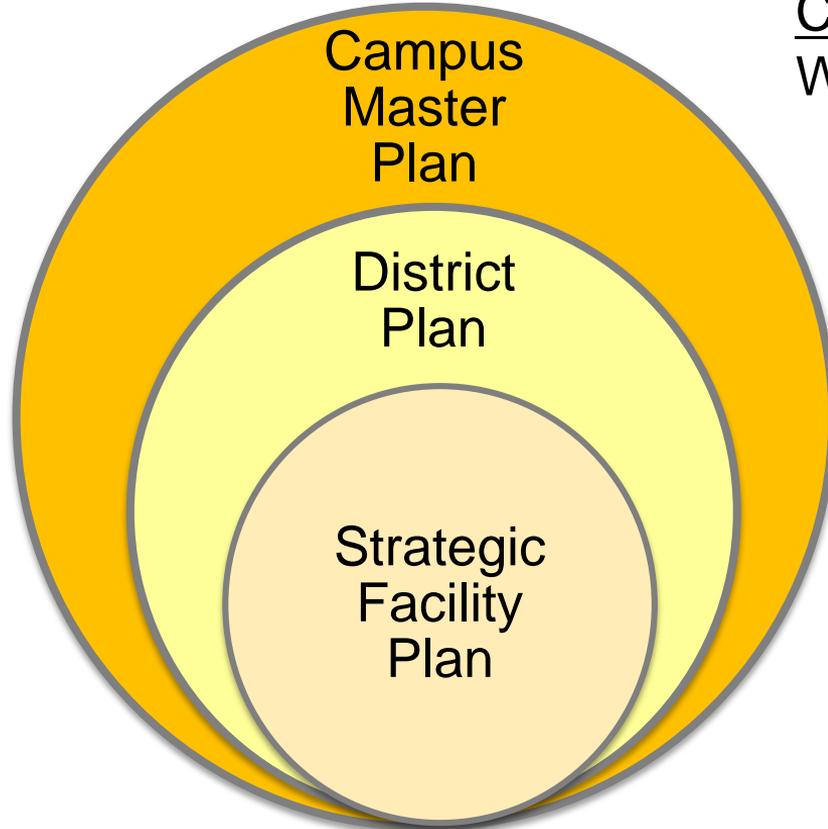


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# Overview



## Campus

What will happen on campus and where?

## District

What infrastructure, buildings are needed and for what purpose?

## Strategic Facility

What are the drivers, priorities, available resources?



# Academic Health Center Planning History

1998	Strategic Facility Plan	Measured demand for facilities based on programmatic drivers and criteria based prioritization using MFM
2000	AHC Minneapolis District Plan	Showed highest and best use of land on the Minneapolis campus for education and research, including the site capacity for the four square block area of the core campus
2005	Clinical Sciences Plan	A joint planning effort by the University, its AHC, the U of M Physicians and Fairview Health Services. Delivered site of new children's hospital, new Ambulatory Care Center, and proposed reorganization of clinical services
2006	University Strategic Plan – AHC Precinct Plan Update	Updated AHC Facilities District Plan identifying facilities needed to propel University to become one of top 3 public research Universities in the country
2011	Ten Year Capital Planning, 2012 - 2022	Proposed investment schedule for revitalizing the Academic Health Center facilities



# Academic Health Center – Past Plans

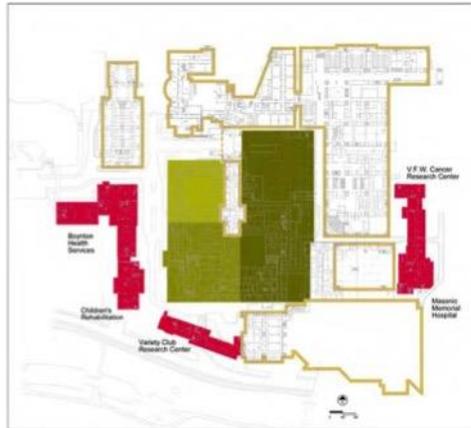
## 2000: AHC District Plan Objectives

- Improve the visibility and ease of access to the AHC
- Transform its built environment into an attractive, intellectually energizing place
- Shorten links between collaborative programs and clarify circulation
- Replace obsolete facilities with ones that accommodate new educational, research, and clinical technology and practice and that can easily be adapted to serve changing programs and interdisciplinary efforts
- Provide sufficient space with the district to support the future needs of a competitive AHC (demolition of 1.3 million sf, construction of 1.0 million sf)

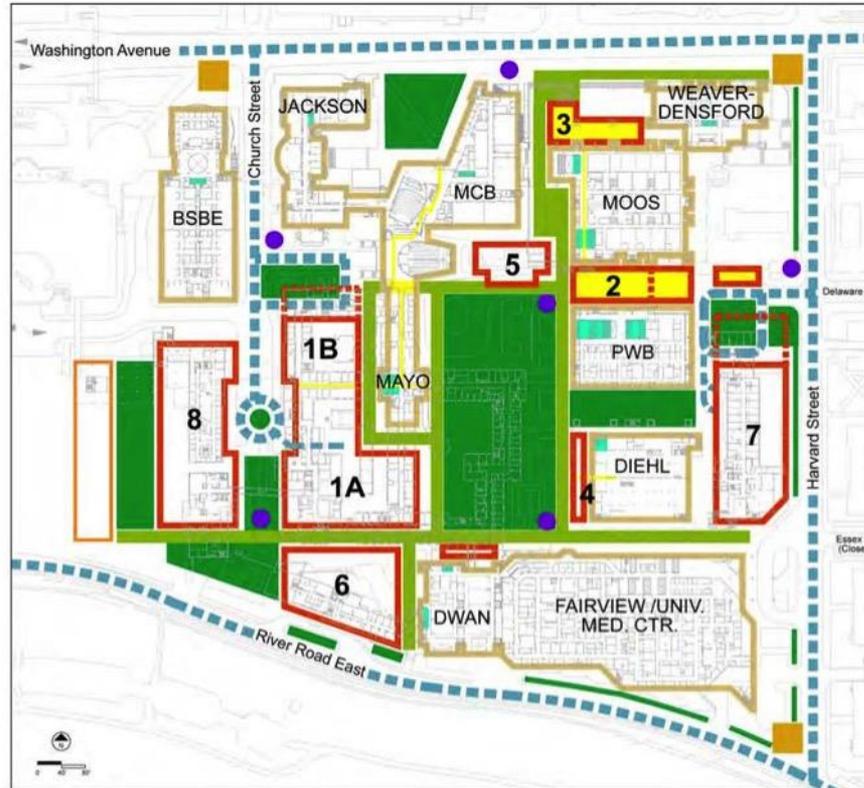


# 2000 AHC District Plan

Facilities to be Removed in the Future



Removal Targets



LEGEND

- Existing Building
- Proposed Building
- Exterior Pedestrian Circulation
- Interior Pedestrian Circulation
- Vehicular Circulation
- Vertical Circulation
- Central Square/Landscaping
- Entry Pavilion
- District Monument
- Information Kiosk

Recommended Plan



## Academic Health Center – Past Plans

### 2005 Clinical Sciences Campus Plan

- Goal: To create a campus environment and associated health sciences facilities necessary to attain world renown patient care, research, and health professional education
- Create joint planning principles and development scenarios that support our clinical partnership
- Accepted scenario sited children's hospital on West Bank and ambulatory clinic at Fulton and Ontario
- Emphasized need for connections to link sites, and to co-exist with University wide initiatives, broader community goals



# Scenario 1 Phase I

## Non-Residence Hall Sites

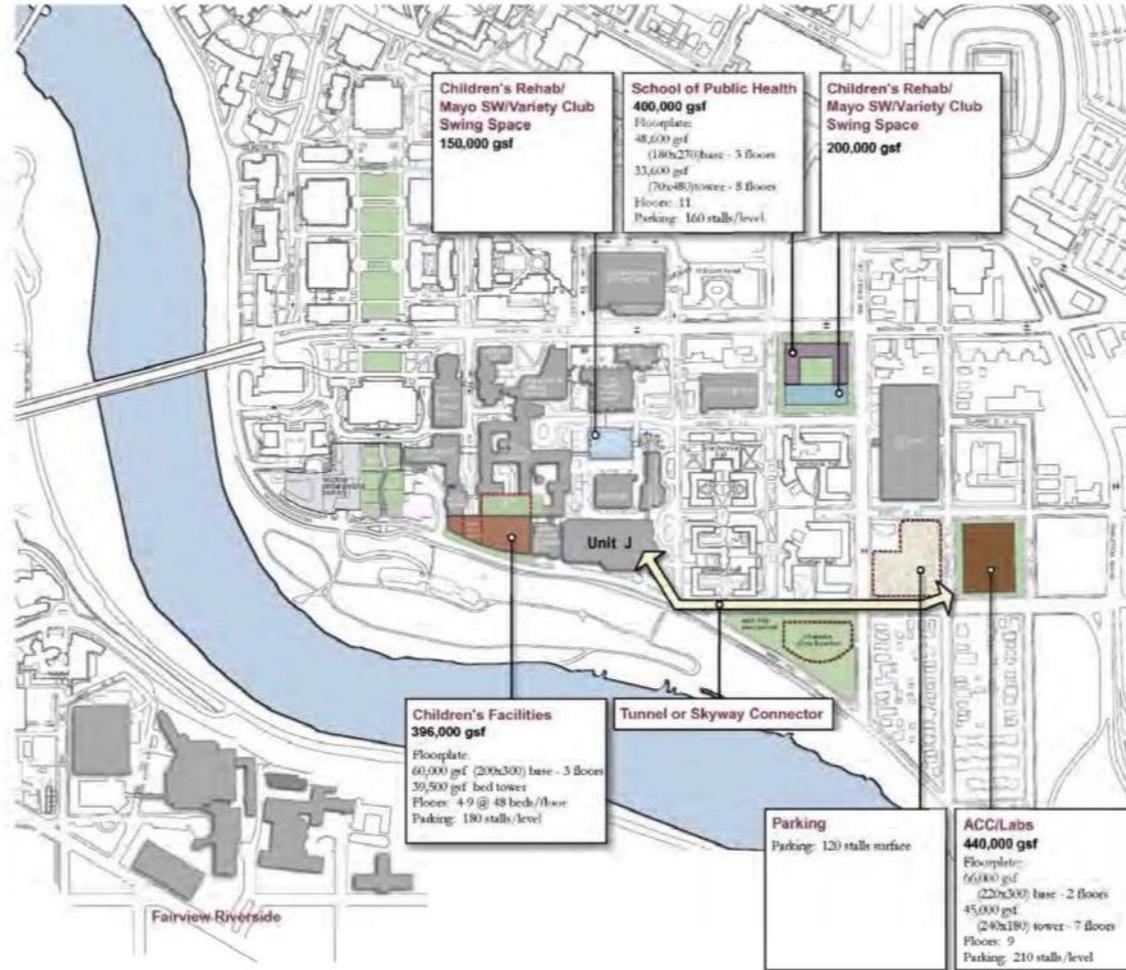
-  Existing AHC Facilities  
*Fairview/University Medical Center/Tulane/Tulane*
-  Campus Open Space

### Phase I Land Use:

-  Children's Facilities
-  ACC/Clinical Labs
-  School of Public Health
-  Housing
-  Swing Space
-  Parking

### Future Phases Land Use:

-  Fairview-University Medical Center
-  Lillibet Heart Institute/Cancer Center
-  Health Sciences Education
-  Housing
-  Parking





# Academic Health Center – Past Plans

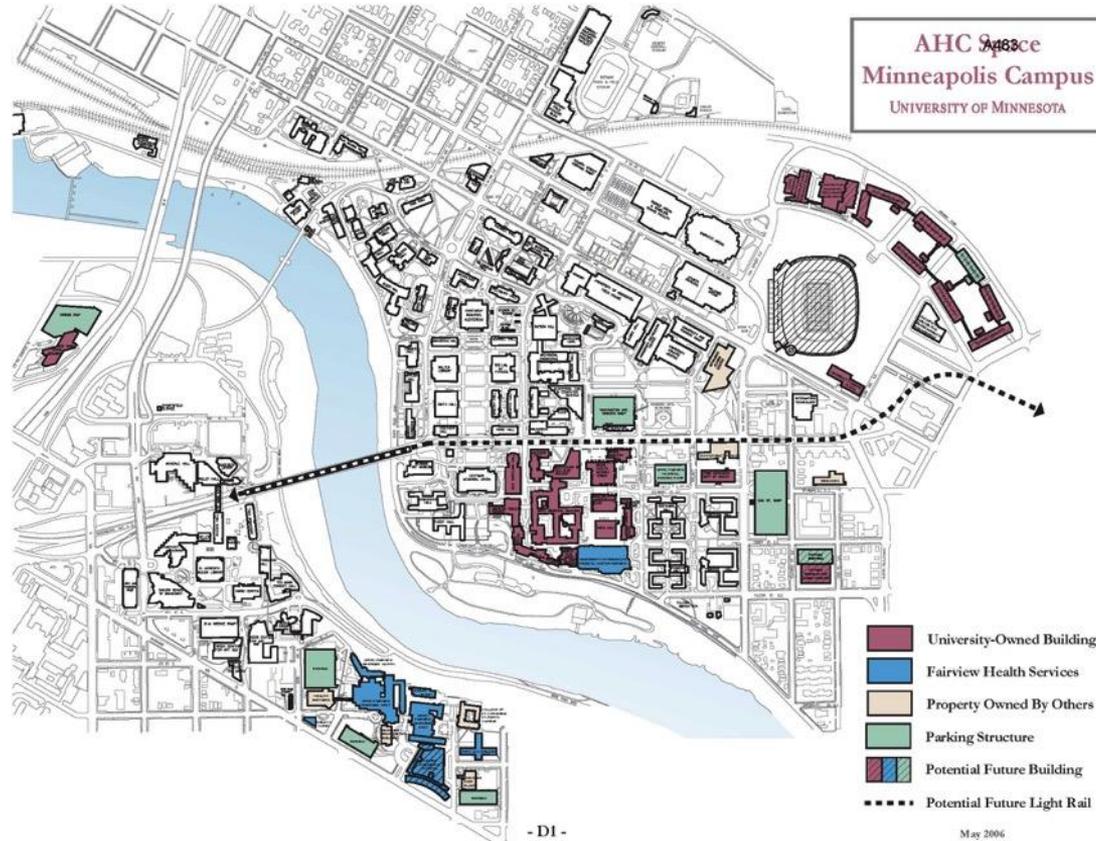
## 2006 AHC Precinct Plan Update

University Strategic Planning Task Force Report

- Update of both the 1998 and 2000 plans and a specific charge of the University’s strategic positioning and planning efforts – “What is needed to propel U of M to become one of top 3 public research Universities in the country?”
- Updated AHC inventory of space, including all investments made since 2000 and analyzed this data in reference to strategic positioning
- Offered analysis and guidelines in the areas of patient care, research, and education



# Growth of the Academic Health Center



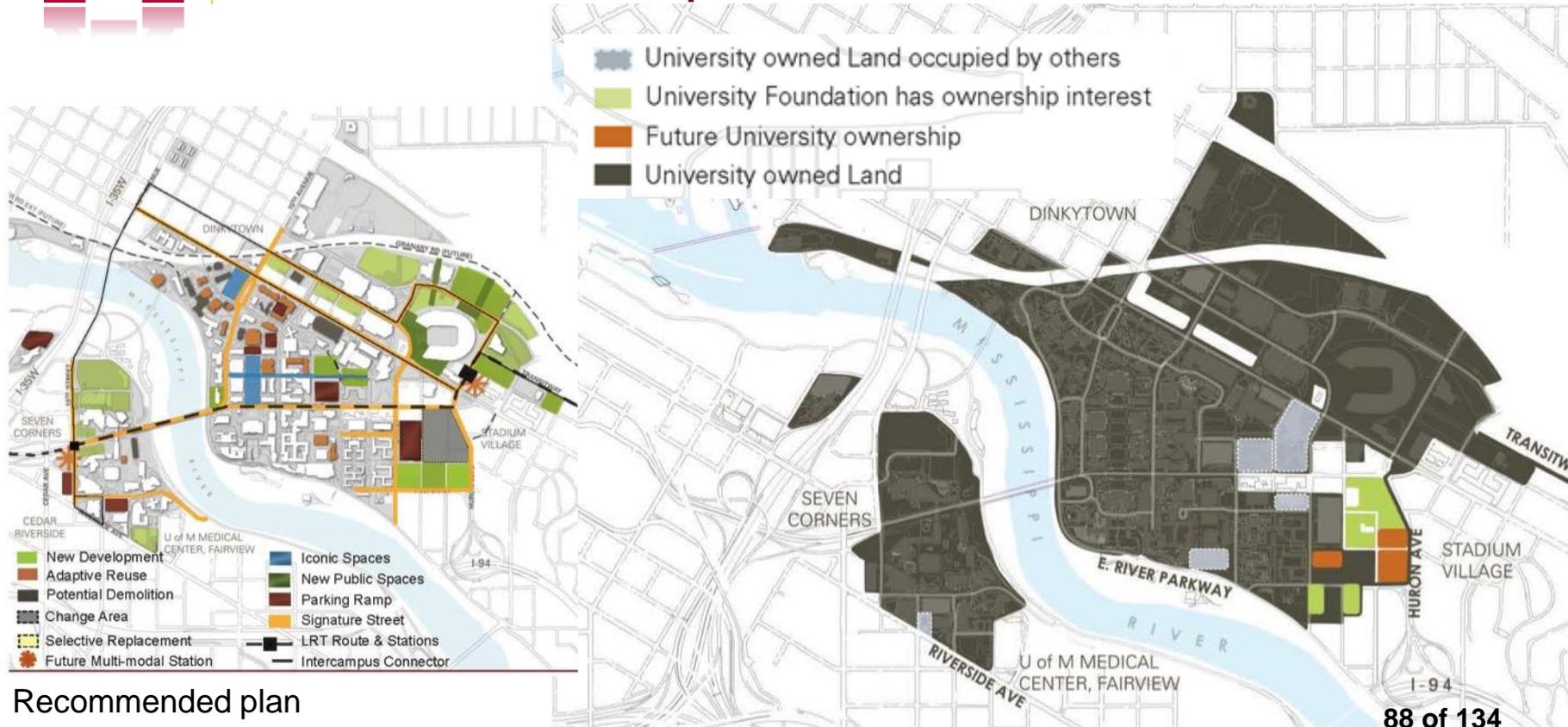


# AHC Implementation Strategy – 2012-2022

New Construction	Major Renovations + Infrastructure Upgrades	Decommissioned Buildings
Ambulatory Care Center	Diehl Hall	Masonic Memorial Building
Dentistry Clinical Facilities	PWB	VFW Cancer Research Center
Veterinary Medicine Research and BSL2/3 Isolation	Moos Tower	Vet Science
BDD – Office Building	Weaver Densford	Vet Isolation Facilities
Health Science Office Building – Masonic/VFW Site	Animal Science/Vet Med	Mayo NW Wing
	Raptor Center	Preparation for Mayo SE/SW Wings
	Equine Center	



# Twin Cities Campus Master Plan – 2009



Recommended plan

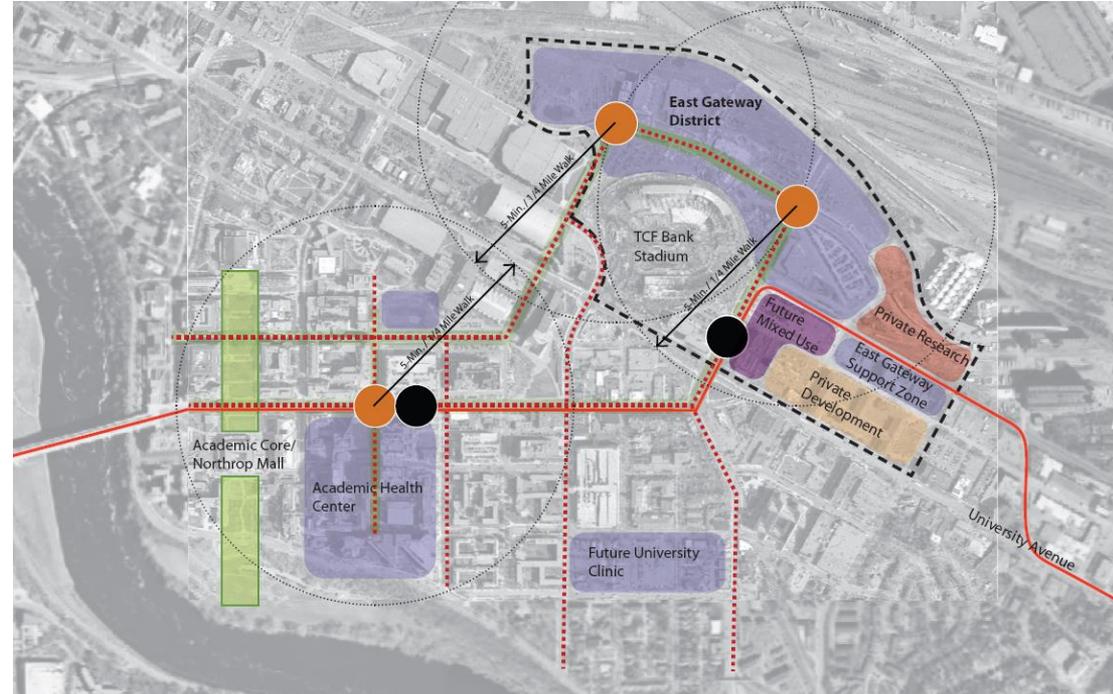
Campus Growth: Boundary





# Relationship Between Master Planning and District Planning

- From a centralized, concentrated model to a distributed set of locations grouped by function
- Connections needed to link all AHC functions: shuttle, walk, use of other transport





## District Plans – Purpose and Use

- District plans provide detailed guidance for project design and development, to a greater level of specificity than a Master Plan, and operate at the sub-campus level
- Plans are undertaken in response to anticipated investment in emerging areas of the campus, or as required due to special circumstances
- They define requirements for:
  - Land acquisition (if needed)
  - Intensity of development
  - Building height and massing
  - Open space and circulation networks
  - Architectural design principles



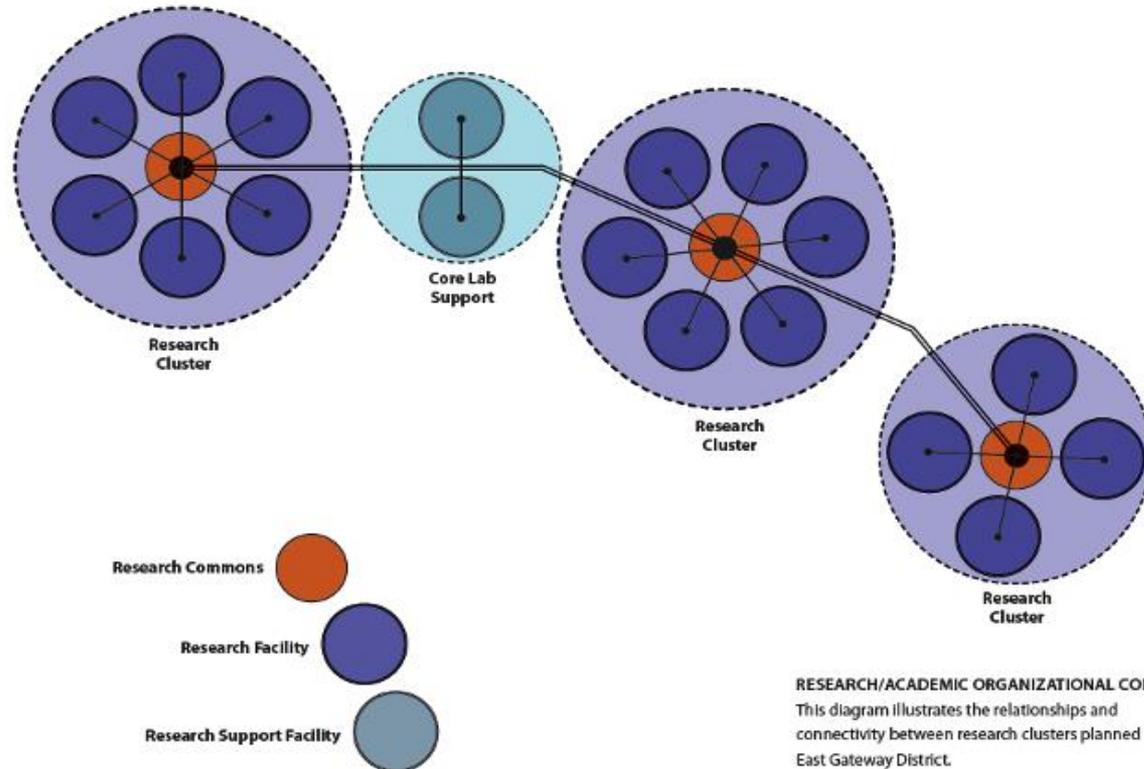
## District Plans – East Gateway

- Vibrant, dynamic, urban research campus
- Walkable neighborhoods supported by shared technology and common amenities
- Mix of support, retail, commercial, entertainment, and recreational uses
- LRT and pedestrian links





# District Plans – East Gateway





## Academic Health Center – Today

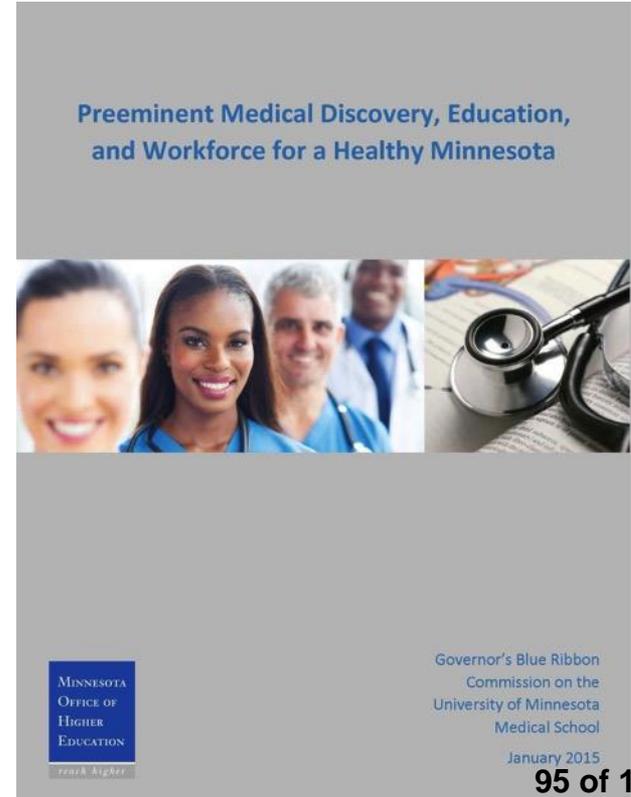
What has changed over time that affects AHC plans?

- Research
- Education
- Clinical education and practice
- Clinical partnerships
- Physical changes to the campus
- Governor Dayton's Blue Ribbon Commission on the Medical School



# Blue Ribbon Task Force

- Support interprofessional education and clinical research
- \$10 million in funds authorized by State of Minnesota to plan for and advance design of health sciences learning facilities





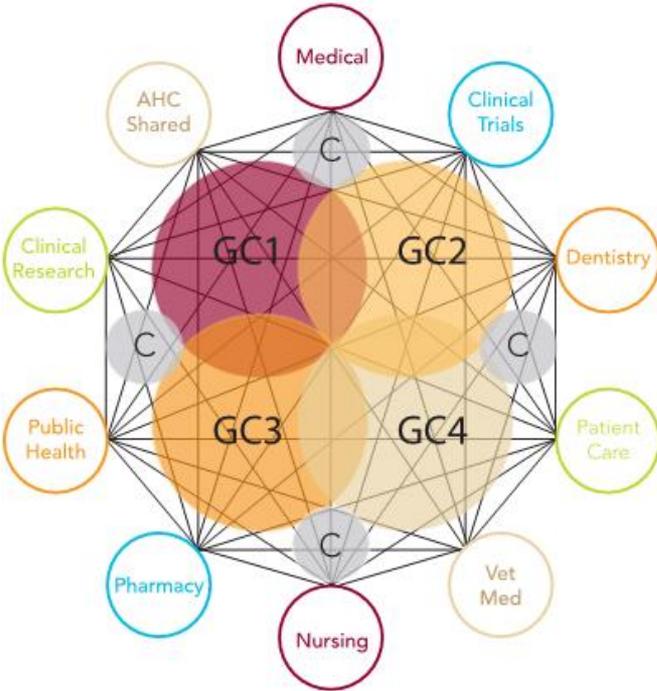
# AHC Strategic Facility Planning – In Progress

- Recommendations from Blue Ribbon Task Force
- Strategic Facility Planning 2014- 2015
  - Vision Statement, Principles, Objectives
  - Predictive Program (Phase 1)
  - Physical Asset Scenarios (Phase 2)





# Vision Statement: Strategic Facility Plan 2015



## Systems

An efficient enterprise with an administrative structure that aligns operations in workforce, translation, outreach and clinical practice clusters

## Partners

An integrated AHC market identity which leverages our strengths in our relationships with the University, State, healthcare, and other partners

## Workplace

Consistency in physical space standards, with flexibility for alignment of workplace with requirements of workforce, translation, outreach, and clinical practice clusters

## Facilities

A portfolio of common education spaces complemented by school focused on specialized learning faculties. A reliable and efficiently operated cluster of scientific core facilities accessible to all lab users

## Campus

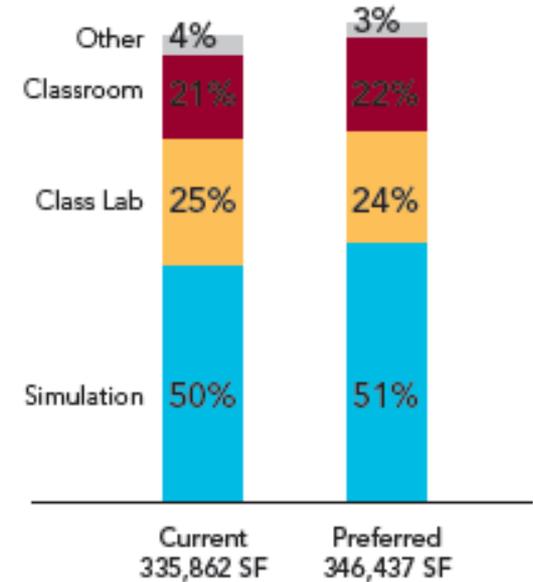
Realign functional adjacencies for efficiency and convenience. Create a porous and navigable campus.



# Predictive Programming – Phase 1 Results

## Facility-Related Recommendations

- Need for renovation and limited new construction of learning environments
- Need for clinical research facilities to support emerging activity (grant funded)
- Different allocation of office space to reflect work styles and create efficiency
- Centralized administrative hubs for efficiency, AHC identity, collaboration





# Predictive Programming – Phase 1 Results

## Unresolved Challenges

- Specific settings for clinical training for most AHC student needs defined through partners
- Clinical research facility needs are required to succeed in grant funding for expanded continuum
- Opportunity for greater integration and collaboration across schools

### MOBILE CONNECTOR

Spends time in multiple locations, with high interaction outside UM (e.g., patients), and moderate-to-high interaction inside UM.

### TEAMER

Stays closer to home, but highly interactive within their department. Less interactive across departments.

### RESIDENTIAL CONNECTOR

Stays closer to home, but highly interactive within and across UM departments.

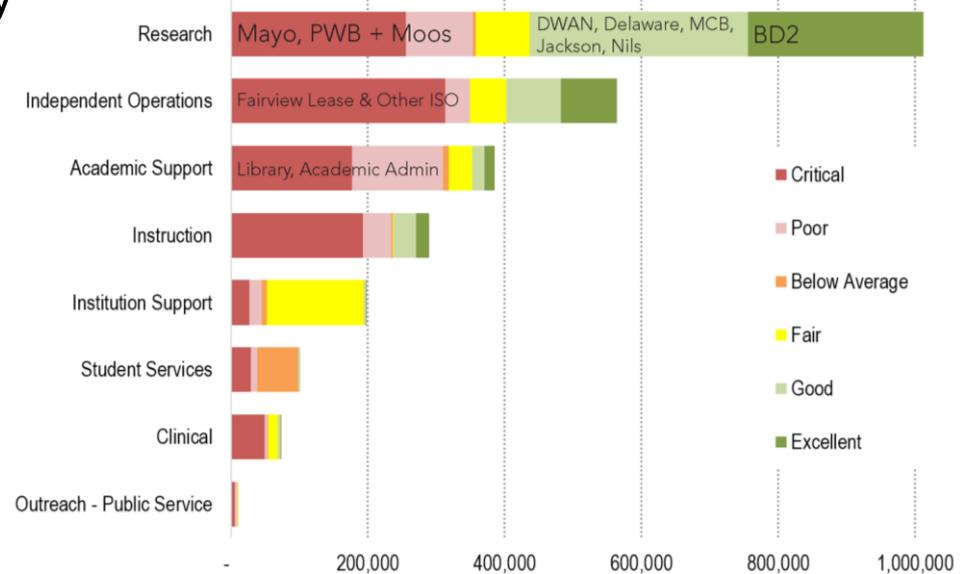
### HEADS DOWN

Primarily at the desk with low-to-moderate levels of internal interaction, and low external interaction.



## Physical Asset Strategy – Phase 2

- Assign future of each asset by strategy, within broader institutional context
- Ensure flexibility
- Develop scenarios with swing space needs identified
- Draft complete by end of September 2015





# Discussion





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# BOARD OF REGENTS DOCKET ITEM SUMMARY

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**Facilities & Operations**

**June 11, 2015**

**Agenda Item:** Information Technology Capital Planning

**Review**

**Review + Action**

**Action**

**Discussion**

*This is a report required by Board policy.*

**Presenters:** Scott Studham, Vice President and Chief Information Officer

## **Purpose & Key Points**

IT Capital Planning (ITCP) is the formalized process for evaluating information technology capital investments over \$1 million and delivering the highest possible value to the University's students, faculty, and staff.

The purpose of this item is to discuss the goals, scope, and evaluation and approval process for ITCP. An update on the factors that have made this process successful and its long-term sustainability will be covered, recognizing that efforts have been made to approach IT investments in a planful manner.

## **Background Information**

The University's Operational Excellence committee recognized a need for a coordinated approach to funding and executing large Information Technology capital investments and established an IT Capital Planning Committee in April 2014. That group was charged with making recommendations to the President on whether to pursue IT capital investments expected to cost more than \$1 million, on what scale to pursue those projects to maximize return on investment, and in what sequence the projects should be done if resources are in contention.

The IT Capital Planning Committee includes the Provost; the vice presidents of Information Technology, Health Sciences, Research, and University Services; the Chief Financial Officer; an enterprise architect; and two academic leaders.

# Introduction to Information Technology Capital Planning

Board of Regents Facilities and Operations Committee  
June 11, 2015



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## What is Information Technology Capital Planning (ITCP)?

- Formalized process for evaluating IT capital investments expected to cost more than \$1 million
- Provides recommendations on scope, approach, funding level and sequencing
- Transparent process to help create institutional awareness and visibility into technical debt and strategy



## What are the goals of the ITCP process?

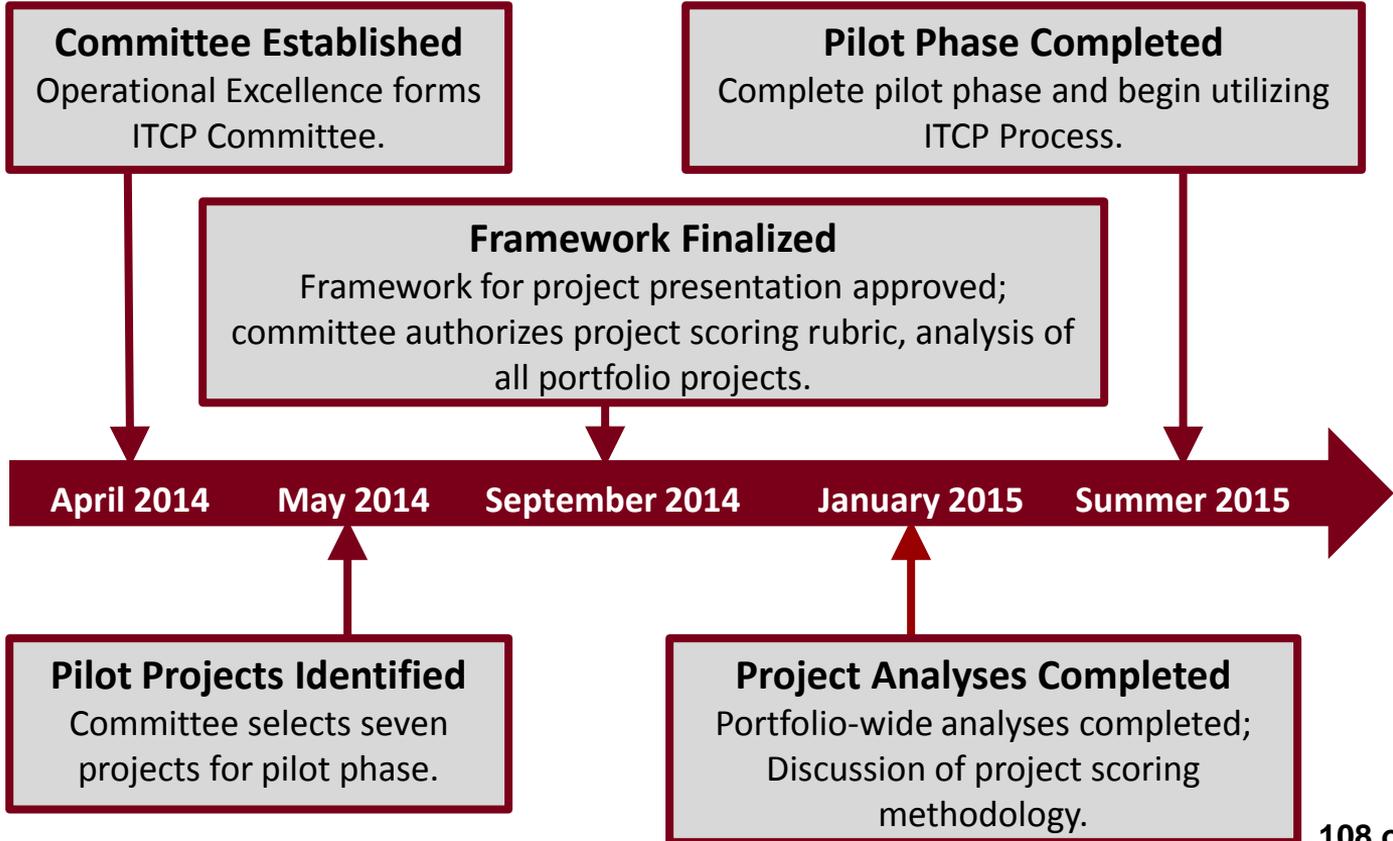
- Provide strategic, mission-focused solutions for the University's IT capital investments
- Effectively manage and deploy investments in technology solutions
- Allow for transparency and participation in planning IT capital investments





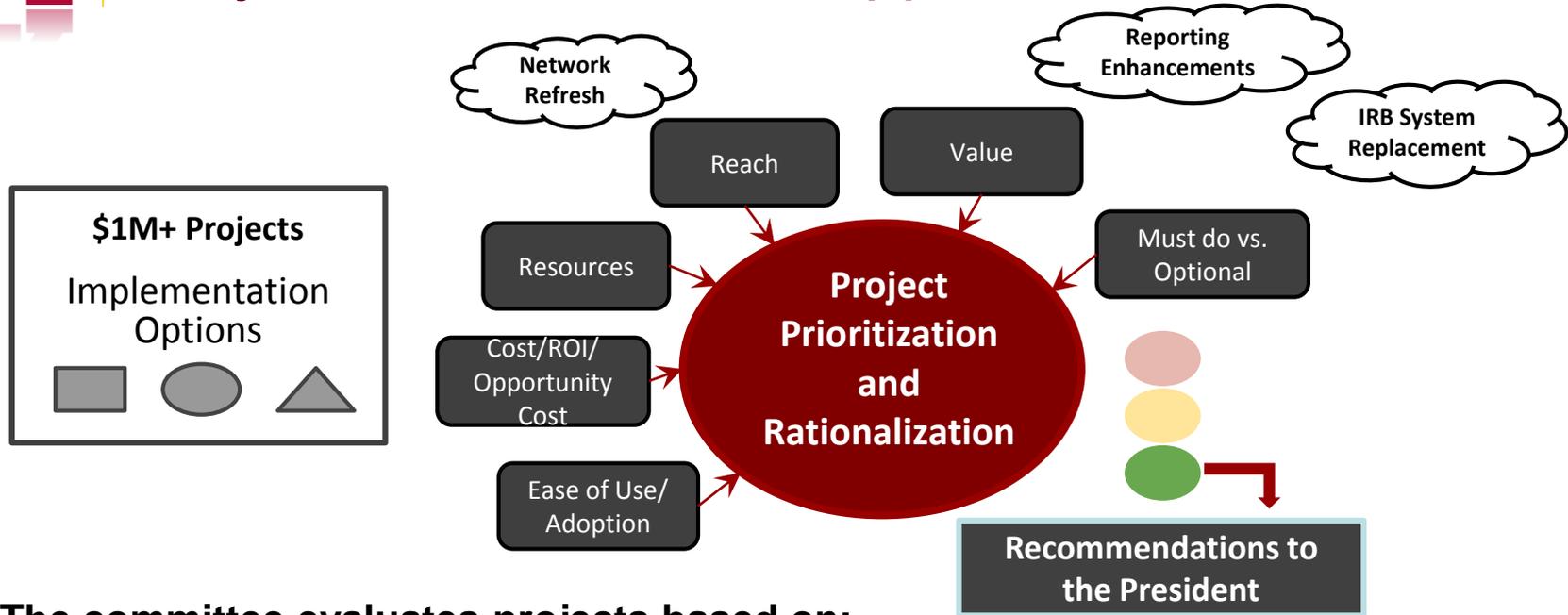
## What is the scope of the ITCP process?

- Review all proposed IT investments for scope, approach, funding level and sequencing
- Evaluate various implementation options
- Recommend project readiness to President and refer to CFO for financial planning
- Periodically review progress, sequencing of approved IT capital investments to ensure alignment with UMN strategic priorities





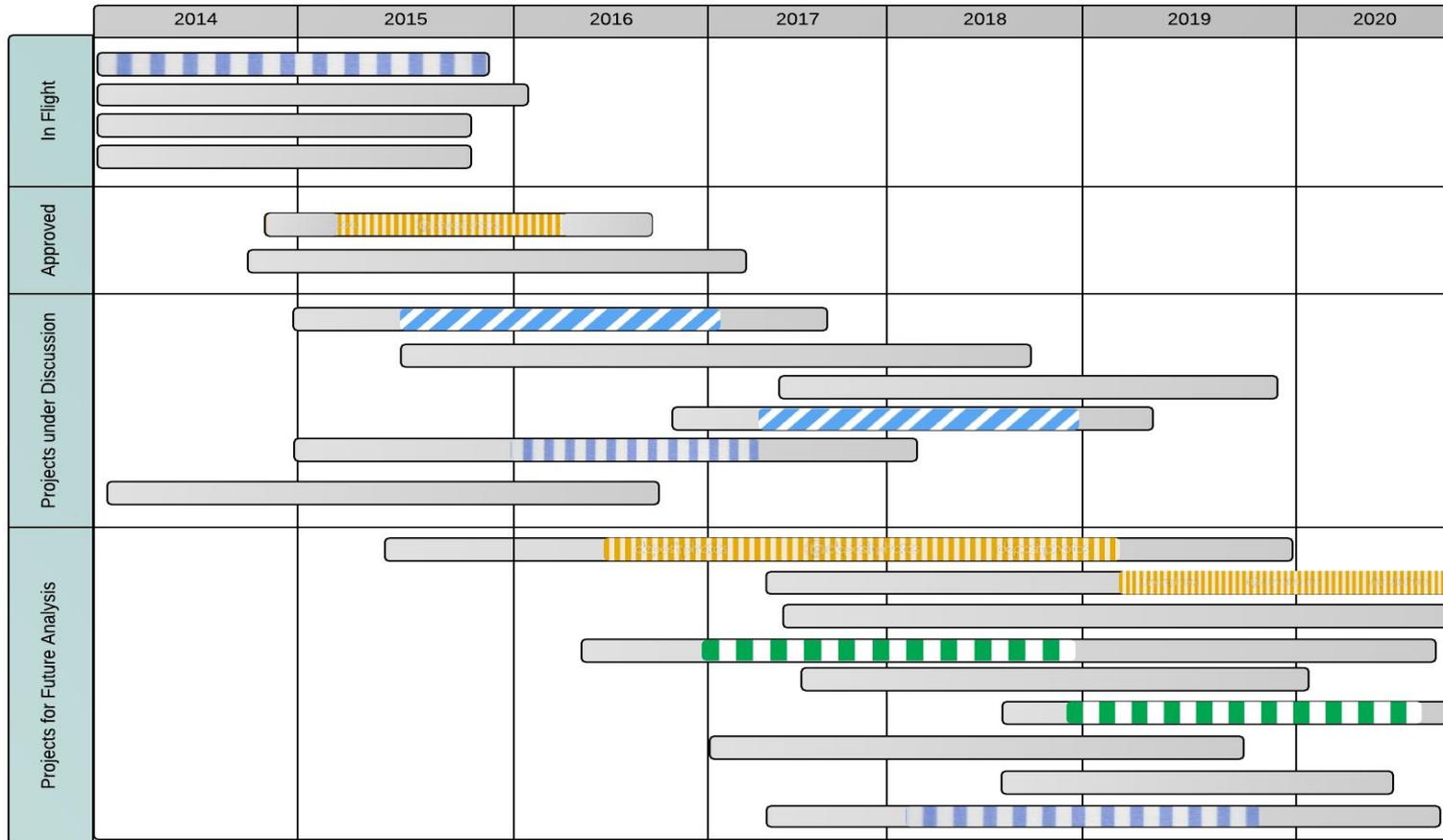
# Project Evaluation and Approval Process



## The committee evaluates projects based on:

- Project score based on set of criteria to identify project priority
- Project value, feasibility, benefits and risks, timeline, and key resources
- Preliminary assessment of funding opportunities
- Proper sequencing of projects relative to other institutional priorities

### Example of IT Capital Planning Portfolio View



**KEY**

- No Key Resource or System Conflict
- OIT Resource Conflict
- PeopleSoft System Conflict
- Business Unit Resource Conflict
- Project Dependency

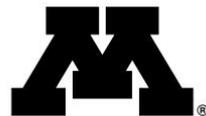


## IT Capital Planning: Summary

The ITCP process provides the University with a deliberate, planful way to recommend which projects should be done, how big the project should be (scope), and when it should be completed (time).

This is accomplished through:

- Transparency
- Collaboration
- Right level of detail for informed discussions, evaluation and decision-making



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# BOARD OF REGENTS DOCKET ITEM SUMMARY

**Facilities & Operations**

**June 11, 2015**

**Agenda Item:** Information Items

**Review**

**Review + Action**

**Action**

**Discussion**

*This is a report required by Board policy.*

**Presenters:** Pamela Wheelock, Vice President, University Services

## **Purpose & Key Points**

To update the Board of Regents regarding the following information items:

### Capital Planning and Project Management Semi-Annual Report

This report includes projects in process that have been approved in the Capital Improvement Budget and for which the Regents are required to approve the Schematic Design. The report highlights progress, challenges encountered in delivering the project scope of work within the approved budget, and schedule. The Capital Planning and Project Management Semi-Annual Project Report is presented in the summer and in the winter to provide performance information prior to the consideration of the Annual Capital Improvement Budget and the Six-Year Capital Plan.

### Aquatic Invasive Species Lab: Final Project Review

The project will renovate 10,170 square feet for the Minnesota Aquatic Invasive Species Research Center (MAISRC) program in the existing Engineering and Fisheries Laboratory building located on the Saint Paul campus. The project consists of aquatic holding and effluent treatment, biological lab/research facilities, office and support space, upgrades to the building systems, as well as ADA and code upgrades. A winter storage facility for boat/trailer storage and equipment is also included. Aquatic Invasive Species Lab Renovation project funding, in the amount of \$7,200,000, was included in the FY 2014 Capital Improvement Budget approved by the Board at its June 2014 meeting. Schematic Design was approved by the Board at its December 2014 meeting.

### Preliminary 2016 State Capital Request

Board of Regents Policy: *Board Operations and Agenda Guidelines* requires the Board to approve the University's legislative capital request before it is submitted for consideration by the governor and the Legislature. The final 2016 capital request is due to Minnesota Management and Budget by October 15, and will be presented to the Board for review in September and approval in October. A preliminary 2016 capital request is presented as an information item to the Board now in order to meet the initial submission requirements from Minnesota Management and Budget. The University's capital request will be updated to reflect the outcome of any special session legislation.

# Capital Planning & Project Management

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Semi-Annual Project Report  
June 2015

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# EXECUTIVE SUMMARY

This Semi-Annual Project Report submitted by Capital Planning and Project Management includes projects in process that have been approved in the Capital Budget and for which the Regents are required to approve the Schematic Plans. Once a project is reported as complete it is removed from subsequent reports.

The projects in this report are organized by phase: Projects in Design, Projects in Construction, and Completed Projects. A total of 13 projects are listed in the current report: 8 in design, and 5 in construction.

The full scope of work within Capital Planning and Project Management includes the following project activity:

Project Initiation Phase .....	52
Predesign Phase.....	37
Design Phase.....	64
Construction Phase.....	35
Substantial Completion .....	11
Project Closeout.....	77
Closed Since Last Report.....	64
 TOTAL .....	 340

# CPPM MEASURES AND STRUCTURE

CPPM uses the following performance measures and accepts full accountability for the following:

- Meeting project scope expectations
- Delivering expected quality
- Delivering projects on schedule
- Delivering projects on budget
- Improving process productivity
- Limiting / eliminating legal liabilities
- Promoting targeted business participation
- Support University of Minnesota sustainability initiatives

CPPM Organization:

- CPPM is organized as follows:
  - Planning
  - Design
  - Project Delivery

# Projects in Design

## Aquatic Invasive Species Lab, UMTC



Existing Engineering and Fisheries Building

**Description:** This project will renovate 10,170 sf for the Minnesota Aquatic Invasive Species Research Center (MAISRC) program in the existing Engineering and Fisheries Laboratory building located on the St. Paul campus. The project consists of aquatic holding and effluent treatment, biological lab/research facilities, office and support space, upgrades to the building systems, as well as ADA and code upgrades. A winter storage facility for boat/trailer storage and equipment is also included.

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### Project Team

Project Executive	AVP Suzanne Smith
Project Director	Bruce Gritters
Project Manager	Pete Nickel
Design Professional	Burns & McDonnell
Construction Manager at Risk	McGough

---

### Project Information

Budget	\$7,200,000
Estimated Design Completion	May 2015
Estimated Substantial Completion	December 2015

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### Project Status

Construction Documents are complete and an information item is on the June 2015 Regents agenda. The project is on schedule and within budget.

# Projects in Design

## Athletes Village, UMTC



Building Site - Concept

**Description:** A new Athletes Village, over 300,000 sf, on the east side of the Bierman and Gibson-Nagurski buildings on the Twin Cities Campus. The Village will provide facilities to serve as a hub and flagship for the entire Athletics Department and all student-athletes, provide separate facilities for both Men’s and Women’s basketball to train and practice, allow the football program to match and exceed the facilities at other Big Ten schools, and to provide better support facilities for the football program.

---

### Project Team

Project Executives	VP Pamela Wheelock AVP Suzanne Smith
Project Director	Rick Johnson
Project Manager	Pete Nickel
Design Professional	BWBR Architects
Construction Manager at Risk	Mortenson

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### Project Information

Budget	\$150,000,000
Estimated Design Completion	May 2016
Estimated Substantial Completion	October 2017

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### Project Status

Pre-Design complete, Schematic Design is in progress. A capital budget amendment is planned for review and approval at the September 2015 Board of Regents meeting when schematic design is presented.

# Projects in Design

## Bee Discovery and Pollinator Center, Landscape Arboretum



Schematic Design Conceptual Image

**Description:** A new Bee Discovery and Pollinator Center located on the Red Barn Farm Garden site on the east side of the Arboretum. The 6,700 sf facility will include specialty spaces for central exhibits, teaching, honey extraction, and greeter stations. In addition, it will include 4,500 sf of outside spaces for apiary live demonstrations, a pollinator garden, and outdoor exhibitions. The Bee and Pollinator Center will create a public education facility that provides year-round learning opportunities for children and adults about the lives of bees and other pollinators, and their agricultural and ecological importance.

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### Project Team

Project Executive	AVP Suzanne Smith
Project Director	Bruce Gritters
Project Manager	Wycliffe Waganda
Design Professional	MS&R
Construction Manager at Risk	Loeffler

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### Project Information

Budget	\$6,382,000
Estimated Design Completion	September 2015
Estimated Substantial Completion	May 2016

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### Project Status

Schematic Design is complete. Schematic Design is on the June 2015 Regents agenda for review and approval. The project is on schedule and within budget.

# Projects in Design

## Bee Research Laboratory, UMTC



Schematic Design Conceptual Image

**Description:** A 10,700 sf academic research laboratory on the St. Paul Campus to facilitate groundbreaking work on bee health and biodiversity. The Bee Research Laboratory at the University of Minnesota will create laboratory space to advance its research activities, train the next generation of scientists, and serve as an outreach facility that fosters meaningful dialogue on food security and the health of both rural and urban agriculture.

---

### Project Team

Project Executive	AVP Suzanne Smith
Project Director	Bruce Gritters
Project Manager	Pete Nickel
Design Professional	Alliance
Construction Manager at Risk	Kraus-Anderson

---

### Project Information

Budget	\$6,000,000
Estimated Design Completion	August 2015
Estimated Substantial Completion	June 2016

---

### Project Status

Schematic Design complete. Schematic Design was approved at the May 2015 Regents meeting. The project is on schedule and within budget.

# Projects in Design

## Bell Museum and Planetarium, UMTC



Predesign Conceptual Image

**Description:** A new James Ford Bell Museum and Planetarium facility at the intersection of Larpenteur Avenue West and Cleveland Avenue North, on the St. Paul campus. The proposed facility will enhance the state's reputation for innovative research, education, and public engagement focused on Minnesota's natural environments. The project includes a new planetarium, permanent and traveling exhibits, classrooms, an interactive "Discovery" Area(s), relocation of the existing historic "Jaques Dioramas", enhanced interactive exhibit design, and select outdoor exhibit areas.

---

### Project Team

Project Executive	AVP Suzanne Smith
Project Director	Bruce Gritters
Project Manager	Trevor Dickie
Design Professional	Perkins+Will
Construction Manager at Risk	McGough
Exhibit Fabricator / Designer	D&P / Gallagher

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### Project Information

Budget	\$53,700,000
Estimated Design Completion	June 2016
Estimated Substantial Completion	December 2017

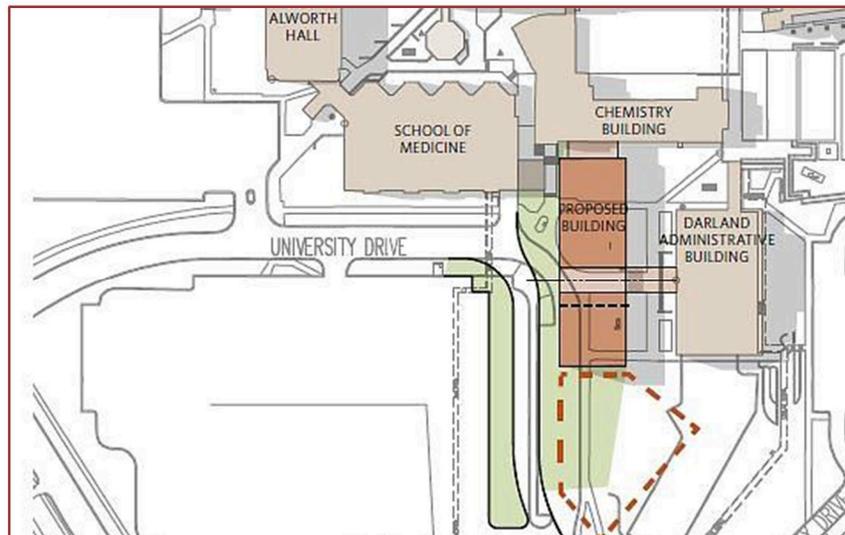
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### Project Status

Project is currently in the early stages of Schematic Design. A capital budget amendment is planned for review and approval at the September 2015 Board of Regents meeting.

# Projects in Design

## Chemical Sciences and Advanced Materials (CSAM) Building, UMD



Site for the new CSAM Building

**Description:** This project is the construction of a new 50,000 sf facility containing instructional laboratories for the Department of Chemistry and Biochemistry interdisciplinary teaching and research program for Material Science and Engineering, a research center for Industrial/Academic partnership, and classrooms consisting of one large flexible learning space, two active learning classrooms, and four additional classrooms. The spatial adjacencies will provide opportunities for new collaborations in research and teaching, greater scientific communication, a synergistic interface between industrial and academic entities, and an environment that strengthens student classroom and laboratory outcomes.

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### Project Team

Project Executive	AVP Suzanne Smith
Project Director	Rick Johnson
Project Manager	John Rashid
Design Professional	BWBR Architects
Construction Manager at Risk	Pending

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### Project Information

Budget (received partial design funding)	\$2,250,000
Estimated Design completion	Pending Funding
Estimated Substantial Completion	Pending Funding

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### Project Status

Schematic Design has been initiated. Project design will proceed through design development following Regent's approval then placed on hold pending funding from the state. The project is on schedule and within budget.

## Projects in Design

### Scholars Walk "The Gallery," UMTC



Schematic Design Concept Image

**Description:** The Gateway Corporation is upgrading the Scholars Walk Wall of Discovery Corridor, located on the north side of Keller Hall. This corridor is a vital east-west campus connection. The upgrade will provide additional opportunities to honor University discoveries as well as enhance the pedestrian experience by creating an expanded zone of interest related to University achievements while providing additional lighting for a safer environment.

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#### Project Team

Project Executive	James Heinz
Project Director	Tom La Salle
CPPM Oversight Project Manager	Trevor Dickie
Design Professional	Hart Howerton
Construction Manager at Risk	M.A. Mortenson

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#### Project Information

Budget	\$2,000,000
Estimated Design completion	January 2015
Estimated Substantial Completion	August 2015

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#### Project Status

Project began construction in May 2015. The project is on schedule and within budget.

# Projects in Design

## Tate Science and Teaching Renovation, UMTC



New Addition and Entry on Church Street

**Description:** This project will renovate the existing 229,500 sf Tate Lab of Physics building for the School of Physics and Astronomy and the Department of Earth Sciences. The exterior will be rehabilitated, all existing hazardous materials will be abated, the interior will be reconfigured, and floors will be “re-stacked”. Mechanical, plumbing, and electrical systems will be removed and modern systems will be provided. A new addition on the east side facing Church Street will provide a prominent, accessible entry.

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### Project Team

Project Executive	AVP Suzanne Smith
Project Director	Bruce Gritters
Project Manager	Kevin Ross
Design Professional	Alliance
Construction Manager at Risk	JE Dunn Construction

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### Project Information

Budget	\$92,500,000
Estimated Design completion	December 2015
Estimated Hazardous materials abatement start	June 2015
Estimated Substantial Completion	April 2017

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### Project Status

Regents Schematic Design approval was in December 2014. Occupants have vacated the building and the abatement of hazardous materials has commenced. Interior demolition is slated to begin fall 2015. Currently finalizing design through the value engineering process to ensure scope is within budget.

# Projects in Construction

## Biomedical Facilities - Microbiology Research Facility, UMTC



April 2015 Progress Photo  
Existing Cancer Cardio Research Building (Left) and Microbiology Research Facility (Right)

**Description:** This project will construct the fourth and final building in the Biomedical Facilities Program. It is funded 75% by the Minnesota Legislature and 25% by the University of Minnesota. The four-story, 89,000 sf Microbiology Research Facility will be located to the north of and connected to the Cancer and Cardiovascular Research Building on the ground and first floors. The facility will house laboratories, offices, and collaborative work spaces for the faculty, staff, and graduate students of the Department of Microbiology. The budget reflects the amount remaining in the original \$292 million program.

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### Project Team

Project Executives	VP Pamela Wheelock AVP Suzanne Smith
Project Director	Rick Johnson
Project Manager	Pete Nickel
Design Professional	BWBR Architects
Construction Manager at Risk	M.A. Mortenson

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### Project Information

Budget	\$63,000,000
Schedule for Substantial Completion	October 2015

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### Project Status

Construction is in progress with interior finishes, mechanical, electrical, plumbing and some furniture/lab casework being installed. The project is on schedule and within budget.

# Projects in Construction

## Combined Heat and Power Plant, UMTC



Schematic Design Concept Image

**Description:** This project installs new combined heat and power (CHP) equipment in the existing Old Main Utility Building. The CHP equipment represents a two stage configuration: a new natural gas fired turbine will generate electricity for use on the Minneapolis campus, and a new heat recovery steam boiler will recover heat from the combustion gases that are discharged from the turbine to generate the required steam capacity. The CHP equipment solution reduces the University's carbon footprint and, from an energy use standpoint, represents the best long term sustainable solution. The plant will be designed with space allocation for the future installation of a packaged boiler as well as two future steam turbine-driven chillers.

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### Project Team

Project Executives	VP Pamela Wheelock AVP Suzanne Smith
Project Director	Bruce Gritters
Project Manager	Roger Wegner
Design Professional	Jacobs Engineering
Construction Manager at Risk	Adolfson & Peterson

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### Project Information

Budget	\$112,981,000
Substantial Completion	October 2016

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### Project Status

Capital Budget Amendment for \$17,100,000 approved by Regents in December 2014. Air emissions permit approved January 2015. Bid Pack #2 construction started February 2015. Combustion turbine fabrication complete and will be delivered early summer 2015. Heat recovery steam generator is in fabrication with delivery late summer / early fall 2015. Project is on schedule and within budget.

# Projects in Construction

## Mechanical Engineering Building Infrastructure Remodel, UMTC



Existing Mechanical Engineering Building

**Description:** The existing 144,733 sf Mechanical Engineering building provides office, research, and classroom space for the Department of Mechanical Engineering. Originally constructed in 1948, the building needs to be modernized with a comprehensive replacement and upgrade to its central infrastructure systems. This project is funded with HEAPR dollars and constructed in phases based on available funds. Phase 1 is substantially complete. Phase 2 consists of the installation of new electrical and telecommunication rooms, replacement of horizontal ductwork, heating/cooling piping, plumbing, electrical, and telecommunication systems to all floors in the North Wing.

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### Project Team

Project Executive	AVP Suzanne Smith
Project Director	Bruce Gritters
Project Manager	Trevor Dickie
Design Professional	Alliance
Construction Manager at Risk	M.A. Mortenson

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### Project Information

Phase 1 Budget	\$10,500,000
Phase 2 Budget	\$25,050,000
Future Total Budget for All Phases (2013 dollars)	\$44,355,000
Phase 1 Substantial Completion	April 2015
Estimated Phase 2 Substantial Completion	December 2015

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### Project Status

Phase 1 scope is substantially complete. Phase 2 construction is in progress. The project is on schedule and within budget.

# Projects in Construction

## University of Minnesota Health Clinics and Surgery Center, UMTC



Schematic Design Concept Image

**Description:** University of Minnesota Health Clinics and Surgery Center, previously known as the Ambulatory Care Center, is located four blocks east of the University of Minnesota Medical Center - Fairview Hospital. The project will construct a five-story 332,000 sf facility. Clinical spaces will actively support the incorporation of educational and research for transformative team-based care, which will enhance the patient experience and the training experience. The program also will include flexible education/conference spaces to train future healthcare professionals including medical residents and fellows, pharmacy students, nursing students, and other disciplines.

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### Project Team

Project Executives	VP Pamela Wheelock AVP Suzanne Smith
Project Director	Rick Johnson
Project Manager	Dennis Sachs
Design Professional	Cannon Design with Studio 5
Construction Manager at Risk	McGough Construction
Off-Site Utilities Design Professional	Affiliated Engineers
Off-Site Utilities Construction Manager at Risk	Adolfson & Peterson

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### Project Information

Budget	\$165,372,086
Schedule for Substantial Completion	November 2015

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### Project Status

Construction is in progress and the building envelope is fully enclosed. Installation of interior furnishings is scheduled for mid-summer 2015. Occupancy is scheduled for December 2015, with first patients scheduled for February 29, 2016. Project is on schedule and within budget.

# Projects in Construction

## Wellness Center Building, UMC



Schematic Design Concept Image

**Description:** This project will construct a new 36,070 sf Wellness Center building to address the recreational needs of the entire student population. The major activity areas include a two-court gymnasium with suspended running track, a classroom, fitness/cardio areas, general locker rooms, and a multipurpose room for group exercise. The new Wellness Center will be adjacent to the existing UMC Sports Complex and connected by an enclosed walkway.

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### Project Team

Project Executive	AVP Suzanne Smith
Project Director	Bruce Gritters
Project Manager	Paul Oelze
Design Professional	JLG Architects
Prime Contractor	JE Dunn Construction

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### Project Information

Budget	\$15,000,000
Estimated Substantial Completion	June 2016

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### Project Status

Construction to commence May 2015. The project is on schedule and within budget.

**University of Minnesota  
Final Review of Capital Projects over \$5 Million**

**Aquatic Invasive Species Lab, 02-335-14-1281**

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**Policy Summary:**

According to Board of Regents Policy *Reservation and Delegation of Authority*, Article I, Section VIII, Subdivision 9, "The Board reserves to itself the authority for a subsequent review of approved capital budget projects with a value greater than \$5,000,000 prior to the award of construction contracts."

**Project Summary:**

The project will renovate 10,170 square feet for the Minnesota Aquatic Invasive Species Research Center (MAISRC) program in the existing Engineering and Fisheries Laboratory building located on the St. Paul campus. The project consists of aquatic holding and effluent treatment, biological lab/research facilities, office and support space, upgrades to the building systems, as well as ADA and code upgrades. A winter storage facility for boat/trailer storage and equipment is also included.

**Board of Regents Approval Summary:**

Capital Budget:	June 2014
Schematic Plans:	December 2014

**Project Team:**

Architect/Engineer Team:	Burns & McDonnell
Construction Manager:	McGough

**Project Budget:**

2014 Legislative Appropriation	\$4,677,000
Department Funds	\$795,000
<u>University Debt</u>	<u>\$1,738,000</u>
Total Capital Funding	\$7,200,000

**Project Schedule:**

Begin Construction:	June 2015
Substantial Completion:	December 2015

**Consistency of project with approved scope, schedule and budget:**

Yes     No

## Preliminary 2016 University Capital Request

University of Minnesota

06/01/2015

### Note:

The University of Minnesota submitted a capital appropriation request to the State of Minnesota for consideration during the 2015 legislative session. The 2015 session concluded without a bonding bill but there is potential for 2015 special session. The University's 2016 capital request will be adjusted to reflect the final outcome of the 2015 sessions when the Board of Regents formally approves the submittal of the Final 2016 University Capital Request in September / October 2016.

### Request Summary (Unprioritized):

	Campus	Project	Total	State Funds	University Funds
1	Systemwide	HEAPR	\$ 100,000	\$ 100,000	\$ -
2	Twin Cities	Biological Sciences Conservatory Replacement	\$ 6,600	\$ 4,400	\$ 2,200
3	Duluth	Chemical Sciences and Advance Materials Building	\$ 36,000	\$ 24,000	\$ 12,000
4	Twin Cities	Health Sciences Education Building	\$ 100,000	\$ 66,667	\$ 33,333
5	Twin Cities	Pillsbury Hall Renovation	\$ 33,000	\$ 22,000	\$ 11,000
6	Systemwide	Programmatic Renewal	\$ 24,000	\$ 16,000	\$ 8,000
7	Twin Cities	Veterinary Isolation Facility Replacement	\$ 31,500	\$ 21,000	\$ 10,500
			\$ 331,100	\$ 254,067	\$ 77,033

### Project Summaries:

1. *Higher Education Asset Preservation and Replacement (HEAPR)* – This request is for funds used system-wide to maximize and extend the life of the University's existing physical plant. HEAPR funds are essential in supporting the teaching, research, and service mission of the University. Individual projects will fall into one of four broad categories – Health and Safety, Building Systems, Energy Efficiency, and Utility Infrastructure. The system-wide HEAPR advisory committee makes recommendations on individual projects to the Vice President for University Services using data from the Facility Condition Assessment and Building Code Deficiency Report. HEAPR funds do not require a one-third University funding match.
2. *Biological Sciences Conservatory Replacement* – This request is for funds to construct a 12,000 square foot addition to the Plant Growth Facilities for the Biological Sciences Conservatory and demolish the existing Biological Sciences Greenhouse on the St. Paul campus. The Biological Sciences Conservatory will be furnished with modern temperature, humidity and lighting controls and monitored via the master greenhouse campus control system. Upon completion, plant specimens and program activities currently housed in the existing Biological Sciences Greenhouse will be moved to the new facility and the old greenhouse will be demolished. This project was included in the University's 2014 and 2015 capital requests.

3. *Chemical Sciences and Advanced Materials Building* – This request is for funds to construct a new laboratory / classroom building on the Duluth campus. The proposed building will house the research programs and advanced undergraduate instructional laboratories in the Department of Chemistry and Biochemistry. As the emphasis on and success in research and scholarship have increased, there has been growth in the number and productivity of research active faculty, the number of graduate and undergraduate research students, and success in attracting external research dollars. At the same time, enrollment growth in undergraduate chemistry courses and the number of majors in the department have contributed to the expansion of graduate programs and created a need for more advanced undergraduate instructional labs. The proposed building will include a large flexible learning space, active learning classrooms, and several traditional classrooms to address campus instructional space needs. The University received design funding for this project from the legislature in 2014.
4. *Health Sciences Education Building*– This project is for funds to renovate, modernize, and expand the University’s medical and health sciences learning facilities. The Medical School and the Academic Health Center plays a vital role in supplying the healthcare workforce for the state. In order to meet future workforce needs, inter-professional and team-based practices should be more integrated into the undergraduate, graduate and post graduate curricula. The need for capital investments in both medical / health sciences education and clinical research, teaching and care facilities were highlighted in the January 2015 Governor’s Blue Ribbon Commission report on the University of Minnesota Medical School.
5. *Pillsbury Hall Renovation* - This project will completely renovate and restore historic Pillsbury Hall (1887) scheduled to be vacated by the Department of Earth Sciences when the Tate Laboratory project is completed. This obsolete science facility will be repurposed to create modern, flexible teaching, learning, and non-laboratory research spaces focused on serving undergraduates and the College of Liberal Arts’ humanities programs. The renovated space is anticipated to be divided between classroom / assembly-type spaces capable of supporting multiples modes of learning and alternative workplace office space for faculty and staff. At nearly 60,000 gross square feet, the renovation is expected to maintain an equivalent amount of space when complete. The rehabilitation of Pillsbury Hall is expected to be consistent with the Secretary of the Interior's Standards for Preservation.
6. *Programmatic Renewal* - This request is for funds to make targeted strategic investments in modernizing existing teaching, research and student support spaces on the University’s Duluth, Morris, Crookston and Twin Cities campuses. Updated facilities are critical to delivering cutting edge program and services, providing access to high demand courses and programs, attracting and retaining top faculty and students, and obtaining competitively awarded sponsored research grants. Similar to appropriations for laboratory renovations in 2008 and 2010, this request is intended to update

individual spaces and portions of buildings that would not otherwise be improved through whole building renovations.

7. *Veterinary Isolation Facility Replacement* - This request is for funds to construct a replacement biocontainment facility for the College of Veterinary Medicine to support infectious disease research and aid in protecting the state's food supply. The initial program definition includes 27,000 gross square feet comprised of biocontainment space for large and small animals, support facilities and office space. The existing Veterinary Isolation Buildings will be demolished following the construction of this project. This project was included in the University's 2015 capital request.